

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, August 15, 1972, in the Council Chamber, at approximately 9:30 a.m.

PRESENT: Deputy Mayor Alderman Wilson
Aldermen Adams, Bird, Broome, Calder,
Hardwick, Linnell, Phillips, Rankin
and Sweeney

ABSENT: His Worship the Mayor

CLERK TO THE COUNCIL: D. H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

- (a) MOVED by Alderman Bird,
SECONDED by Alderman Linnell,
THAT the Minutes of the Regular Council meeting
(including 'In Camera'), dated August 1, 1972, be adopted.

- CARRIED.

- (b) MOVED by Alderman Linnell,
SECONDED by Alderman Adams,
THAT the Minutes of the Special Council Meeting (Public
Hearing), dated August 3, 1972, be adopted.

- CARRIED.

- (c) MOVED by Alderman Adams,
SECONDED by Alderman Sweeney,
THAT the Minutes of the 'In Camera' meeting, dated
August 10, 1972, be adopted.

- CARRIED.

COMMITTEE OF THE WHOLE

MOVED by Alderman Broome,
SECONDED by Alderman Hardwick,
THAT the Council resolve itself into Committee of the Whole,
His Worship the Deputy Mayor in the Chair.

- CARRIED.

REPORT REFERENCE AND UNFINISHED BUSINESS

1. Canada Safeway Ltd. Store:
Williams and Nanaimo Streets

The Council had before it, for consideration, Board of Administration report, dated April 17, 1972, with respect to the Development Permit Application to enlarge the existing off-street parking facilities in connection with the operation of Canada Safeway Ltd. store as a 'disco' operation, at 1260 Nanaimo Street. Details of the application are set out in the Board of Administration report, including the recommendation for approval and the conditions attached thereto.

The Vancouver City Planning Commission's comments were before Council, by letter from the Commission dated July 17, 1972, pointing out that extension of the parking lot was not supported.

A further Board of Administration report, dated June 30, 1972, regarding the closure of the lane North of Charles Street, West from Kamloops Street involved in this development, was noted.

The Council received a report explanation from the Zoning Planner, and a delegation from certain residents who filed a brief, dated August 10, 1972, setting out views in detail against the proposed extension of the parking facilities.

A petition was received from ten residents of the area, in support of the proposed development.

A representative of Canada Safeway Ltd. appeared, and answered various questions. He pointed out particularly that it was not the intention of the company to ask for further enlargement of the store at some future date.

MOVED by Alderman Broome,

THAT the recommendation of the Board of Administration in its report dated April 17, 1972, recommending approval of the Development Permit Application, in accordance with the recommendation of the Technical Planning Board, be adopted.

- LOST.

MOVED by Alderman Rankin, in amendment,

THAT the whole matter be deferred for thirty days, pending a survey of the origin of vehicles in attendance at this store.

- LOST.

A tie vote resulted and, therefore, the amendment was declared lost.

(The motion of Alderman Broome was put and lost.)

MOVED by Alderman Bird,

THAT the various communications, submitted on the matter, be received.

- CARRIED.

REPORT REFERENCE AND UNFINISHED BUSINESS (continued)

2. Shannon Estate:
Granville and 57th Avenue

In considering the application to construct a townhouse development on a site adjacent to Granville St. and 57th Avenue, it was noted that delegations are to be heard later this day, and that an additional request had been received from The Community Music School of Greater Vancouver, to be included in the hearing. Further, a communication from Mr. Peter C. Birks was noted, asking deferment in order that a delegation could be heard from adjoining property owners, after investigation and consideration of the proposals.

MOVED by Alderman Broome,

THAT this whole matter be deferred for consideration following delegations later this day;

FURTHER, THAT Mr. Peter C. Birks be so informed, and his group, together with The Community Music School of Greater Vancouver, be given the opportunity of being heard during the delegation period later this day.

- CARRIED.
(See pages
6 and 7)

COMMUNICATIONS OR PETITIONS

1. Grant Request: CTS Society
of Community Transportation
Services

MOVED by Alderman Linnell,

THAT representatives of the CTS Society of Community Transportation Services be heard later this day, in support of its application for a grant.

- CARRIED.
(See page 8)

2. Delegation Request re Grant: The
Metropolitan Theatre Society

MOVED by Alderman Bird,

THAT, pursuant to the request received from The Metropolitan Co-operative Theatre Society, this Society be given an opportunity of being heard in respect of its application for a grant, although the Council considered the matter at a previous meeting, at which time the request was not approved.

- CARRIED.

3. Proposed Primary Annex
Nelson Park Site

Council noted a communication from Jones Haave Delgatty Architects, in which it is advised that the Vancouver School Board has instructed the firm to examine West End community needs with a view to determining if a comprehensive form of development to include educational spaces, housing for special groups, social

(continued)

COMMUNICATIONS OR PETITIONS (continued)

Proposed Primary Annex
Nelson Park Site
(continued)

facilities, and park, would be appropriate and possible in consideration of the proposed primary annex on the Nelson Park site. The firm therefore wishes to approach all parties concerned to discuss general concepts, and requests a meeting with the Health and Welfare Committee accordingly.

MOVED by Alderman Linnell,

THAT this communication be referred to the Standing Committee on Health and Welfare, to receive the firm of architects, as requested.

- CARRIED.

4. Refund of Deposits:
Queen Elizabeth Complex

MOVED by Alderman Phillips,

THAT, pursuant to a request from The Vancouver Civic Auditorium Board, future matters pertaining to return of deposits in respect of civic theatre facilities, be first referred to the Auditorium Board for advice.

- CARRIED.

5. Revision of Civic
Voters' List

MOVED by Alderman Bird,

THAT, pursuant to the recommendation from the City Clerk, Mr. R. S. Thorpe be appointed to act as Revising Judge for the 1972 Voters' List, at the regular rate of \$20 per hour whilst so occupied.

- CARRIED.

6. Civic Voters List

A request was noted from the Vancouver Tenants Council, that a delegation be heard to consider the following proposals:

- "1. The public posting, during the month of September, of the Civic Voters List, in each of the 100 odd polls in the City.
2. The right to be added to the voters list, in the September 8th to September 21st period, without the necessity of a sworn declaration before a commissioner for taking oaths."

MOVED by Alderman Phillips,

THAT the subject matter of public posting during the month of September, of the civic voters' list, be referred to the City Clerk for future report at an appropriate time, at which time a delegation from the organization be heard. However, no action be taken on this matter this year, in view of the City Clerk's report of August 4, advising it could not be done for 1972.

- CARRIED.

(continued)

COMMUNICATIONS OR PETITIONS (continued)Civic Voters List
(continued)

MOVED by Alderman Broome,

THAT the matter of requiring sworn declarations to place people on the voters list during the registration period, be referred to consideration of Charter Amendments; the City Clerk having reported also in his communication that the position taken in this respect is reasonable.

- CARRIED.

7. Request for Assistance re
Workshop: The Greater Vancouver
Helpful Neighbour Society

The Council considered a request from The Greater Vancouver Helpful Neighbour Society, that accommodation be furnished, on City property, where a workshop could be set up to accommodate employees involved in an Opportunities Incentive Programme.

MOVED by Alderman Rankin,

THAT the letter from The Greater Vancouver Helpful Neighbour Society, and any subsequent requests from similar organizations, be referred to the Director of Social Planning/Community Development for a report on the merits of the organizations;

FURTHER, THAT the Director of Social Planning/Community Development also report on those organizations whose services, as a result of federal grants, are worthy of being extended, with a view to this Council making strong representation to the Federal Government to continue federal grants to these organizations.

- CARRIED.

8. (a) Forecasting Transit Routes and
Stations in the Inner City and
Preserving Rail Rights-of-way

A communication, dated July 28, 1972, was received from the Chairman of the Vancouver City Planning Commission, commenting with regard to the present situation re transportation matters, and suggesting the Council consider its active involvement in the matter, in view of the information the Chairman has received that the Regional District will not assume the transportation studies or functions.

MOVED by Alderman Hardwick,

THAT this communication be referred to the Standing Committee on Transportation for further consideration, and arrangements made to meet with representatives of Wilbur Smith Consultants at the same time, as per an arrangement previously scheduled but cancelled due to illness of the firm's representative.

- CARRIED.

(b) Transportation Matters
Vancouver City Planning Commission:
Provincial Candidates (election)

In a letter dated August 9, 1972, from the Chairman of

(continued)

COMMUNICATIONS OR PETITIONS (continued)

Transportation Matters
Vancouver City Planning Commission:
Provincial Candidates (continued)

the Vancouver City Planning Commission, it is proposed the Commission wait upon candidates in Vancouver Provincial Ridings, to express transportation concerns and the seriousness of the problem. The Council's comments on this subject is invited. In the letter, it is advised that the City Planning Commission approved the Chairman's communication on transportation, dated July 28, 1972, in which Council is asked to involve itself again in transportation matters on a high priority basis.

MOVED by Alderman Bird,

THAT the Vancouver City Planning Commission make the necessary arrangements to discuss these transportation matters with the candidates in the various Vancouver Ridings in respect of the forthcoming election.

- CARRIED.

Council recessed at approximately 10:45 a.m., following which an 'In Camera' meeting was held. The Council then recessed at approximately 12:15 p.m., to reconvene again at 2:00 p.m., in open session.

The Council, still in Committee of the Whole, reconvened in the Council Chamber at approximately 2:00 p.m., His Worship the Deputy Mayor in the Chair, and the following members present:

PRESENT: Deputy Mayor Alderman Wilson
Aldermen Adams, Bird, Broome, Calder,
Hardwick, Linnell, Phillips, Rankin
Sweeney

ABSENT: His Worship the Mayor.

UNFINISHED BUSINESS AND DELEGATIONS

Shannon Estate:
Granville and 57th Avenue

Further consideration was given to the Board of Administration report dated July 20, 1972, setting out the views of the Director of Planning and Civic Development against the Development Permit Application to construct a townhouse development and convert existing buildings into dwelling units on the site within the area bounded by Granville Street, West 57th Avenue, Adera Street, and a line 240' south of 54th Avenue.

The views of the Technical Planning Board and the Vancouver City Planning Commission, and the Design Panel, against the present application, are set out as well.

(continued)

UNFINISHED BUSINESS AND DELEGATIONS (cont'd)

Shannon Estate:
Granville and 57th Avenue
(continued)

The Board of Administration also submitted a report from the Corporation Counsel, expressing the opinion that an amendment to By-law #4349 would not be required, nor a Public Hearing obligatory, as the phrase 'garden apartments,' when used in CD-1 zoning in By-law #4349, when passed, included 'townhouses.' Council could consider the proposed development at a public meeting.

Mr. W. A. Street, barrister on behalf of the developer, Wall and Redekop, appeared, asking that the Council defer the whole matter to allow a public meeting to be held, when all interested parties could be heard fully.

MOVED by Alderman Adams,

THAT this application be referred to a public meeting, to be held as soon as possible, but not later than early in September, in order that all interested parties may be heard if they so wish, it being understood that the Director of Planning and Civic Development will take the necessary action to inform the interested parties of the date of such meeting, when determined.

- CARRIED.

The Deputy Mayor called upon anyone present who had alternate uses for the property to make their suggestions to Council and, therefore, delegations were heard as follows:

(a) The Community Music School of Greater Vancouver

A letter, dated August 14, 1972, sets out views, asking that the buildings on the property be made available to this school, and the company carry on negotiations with the Park Board on the approximate 3 acres surrounding the buildings for maintenance as a public facility.

(b) Park Board

asked for the property for park purposes, with the development of a cultural centre by a group like The Community Music School.

The Deputy Mayor stated he would endeavor to initiate a meeting between the developers and representatives of The Community Music School, to pursue further the school's particular proposals.

In view of the resolution of Council respecting a public meeting, other delegations present were not heard on the particular development presently proposed by the developer.

COMMUNICATIONS OR PETITIONS (cont'd)

9. Grant Request: CTS Society
of Community Transportation
Services

Consideration was given to a grant request from the CTS Society of Community Transportation Services, to permit the continuance of a service commenced through an Opportunities for Youth grant, which will expire August 25, 1972, and which service assisted in transporting senior citizens, handicapped persons, and others in low income.

A representative of the organization appeared.

MOVED by Alderman Linnell,

THAT a grant of \$12,000 be approved for continuation of this service until December 31, 1972, and an application be made for assistance under the Canada Assistance Plan, and, if advisable, the application be made through some other organization already recognized under the Canada Assistance Plan programme.

- LOST.

MOVED by Alderman Bird, in amendment,

THAT \$6,000 be granted to allow sufficient time for the organization to approach other levels of government for financial assistance, an application to be made under the Canada Assistance Plan and, if advisable, the application be made through some other organization already recognized under the Canada Assistance Plan program.

- LOST.

The Chairman advised a vote would be taken on Alderman Linnell's motion first and, therefore, the record of voting as called for by the Council is as follows:

FOR THE MOTION

AGAINST THE MOTION

Alderman Calder
Alderman Phillips
Alderman Rankin
Alderman Hardwick
Alderman Linnell

Alderman Wilson
Alderman Bird
Alderman Sweeney
Alderman Adams
Alderman Broome (Lost)

A tie vote resulted and, therefore, the motion was declared lost.

On the amendment of Alderman Bird, the vote was as follows:

FOR THE MOTION

AGAINST THE MOTION

Alderman Linnell
Alderman Rankin
Alderman Hardwick
Alderman Calder
Alderman Bird
Alderman Phillips
Alderman Wilson

Alderman Broome
Alderman Sweeney
Alderman Adams

(Lost)

(Lost, not having received the required majority.)

No further action was taken on this particular application.

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COMMUNICATIONS OR PETITIONS (cont'd)

10. Request: City Host Dinner
(Vancouver Rugby Football Union)

MOVED by Alderman Linnell,
THAT the communication from the Vancouver Rugby Football Union, asking the City to host a dinner in honour of the Queen's University, Belfast Rugby Team, who will be playing in Vancouver in late August and early September, be received.

- CARRIED.

11. Dogs on Beaches and in Pools
- Park Board

MOVED by Alderman Adams,
THAT the communication from the Park Board, asking the Council to hear their delegation with regard to additional pound staff to combat the problem of dogs on beaches and in pools, be deferred for consideration during 'Motions' later this day.

- CARRIED.

(See page 31)

12. Post Game Civic Reception
(Hockey Canada)

MOVED by Alderman Bird,
THAT no action be taken on the request of Hockey Canada, that Vancouver host a post game reception in connection with the meeting between the Soviet Union hockey team and the Canadian team, to take place in Vancouver on September 8, 1972.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. BOARD OF ADMINISTRATION
GENERAL REPORT, August 11, 1972

WORKS AND UTILITY MATTERS

Amendment to Plumbing By-law #4068
Fees for Building Sewer Extensions
(Clause 2)

In considering this Clause, it was

MOVED by Alderman Rankin,
THAT in the case of one-family dwellings, the increase be
\$50.00 only.

- LOST.

Closure and Leasing of Spruce
Street North of 7th Avenue
(Purdy Chocolates)
(Clause 3)

MOVED by Alderman Linnell,
THAT this clause be adopted after a change in condition (f),
whereby it will read as follows:

"That a children's play area be provided as a
responsibility of the lessee."

- CARRIED.

Tree Planting: Portions of
Robson St. and Howe Street
Abutting Hotel Grosvenor Property
(Clause 5)

MOVED by Alderman Phillips,
THAT this clause be adopted after (b) of the recommendations
is changed to read as follows:

"2/3 of the total cost of the project be borne by
the Hotel Grosvenor and 1/3 be borne by the City,
in accordance with present policy."

- CARRIED.

C.U.P.E. Resolution Concerning the
Use of Diesel Fuel for Pollution Control
(Clause 9)

After consideration of this clause, it was

MOVED by Alderman Broome,
THAT this clause be received for information.

- CARRIED.

His Worship the Deputy Mayor agreed to communicate with
C.U.P.E., expressing Council's appreciation of their suggestion
in this regard.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

GENERAL REPORT, August 11, 1972 (cont'd)

WORKS AND UTILITY MATTERS (continued)

Commercial Crossing Agreements
(Clause 11)

MOVED by Alderman Broome,

THAT this clause be adopted, after striking out recommendation 3, regarding existing commercial crossing agreements, and this particular item be referred to the City Engineer and Corporation Counsel for further consideration on the basis of the Council's desire that these existing crossing agreements be eliminated; the officials to advise on how such can be achieved.

- CARRIED.

Balance of Works and Utility Matters

MOVED by Alderman Linnell,

THAT Cl. 1, 2, 4, 6, 7, 8 and 10 of the Board of Administration report (Works and Utility Matters) be adopted.

- CARRIED.

SOCIAL SERVICE AND HEALTH MATTERS

Skid Road Housing
(Clause 1)

In considering this clause, it was

MOVED by Alderman Bird,

THAT in the recommendation, in the Medical Health Officer's report, respecting development of a 50-place supervised residential facility in the downtown area, a change be made to read 'develop an approximately 75-place supervised residential facility.'

FURTHER, THAT the following be added as recommendation E:

"The above work to be carried out in collaboration with the Greater Vancouver Regional District, with a view to the District taking over the facility,"

and the clause be adopted as so changed.

- CARRIED.

Grant Request:
Handicapped Housing Group
(Clause 5)

Consideration was given to a grant request for a group of paraplegics and quadraplegics, as reported in this clause.

MOVED by Alderman Phillips,

THAT the recommendation of the Director of Social Planning/Community Development, contained in this clause in which a grant is recommended in the amount of \$5,000, be approved.

-CARRIED BY THE
REQUIRED MAJORITY.

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BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

GENERAL REPORT, August 11, 1972 (continued)

SOCIAL SERVICE AND HEALTH MATTERS (cont'd)

Balance of Social Service and Health Matters

MOVED by Alderman Linnell,

THAT Clauses 2, 3 and 4 of the Board of Administration report (Social Service and Health Matters) be approved.

- CARRIED.

BUILDING AND PLANNING MATTERS

MOVED by Alderman Broome,

THAT the report of the Board of Administration (Building and Planning Matters) be adopted.

- CARRIED.

FINANCE MATTERS

Vancouver Art Gallery Association
By-law Amendments
(Clause 2)

Consideration was given to information in this clause that certain amendments to the Art Gallery Association By-laws are submitted to the Council for approval at this time. The amendments will change the name of members of the management council from 'directors' to 'trustees', and member donors will be classified in accordance with the amounts of their donations. Also, provision is made for enlargement of the council from 26 to 36 trustees and for the appointment of a managing director and financial administrator.

Generally, the amendments are of an internal management nature and do not alter the objects of the association or its obligations to the City.

MOVED by Alderman Phillips,

THAT the amendments proposed by the Vancouver Art Gallery Association to its by-laws be approved.

- CARRIED.

Grant: Festival of Forestry
(Clause 5)

MOVED by Alderman Bird,

THAT a grant of \$3,500 be approved to the Festival of Forestry.

- CARRIED BY THE
REQUIRED MAJORITY.

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

GENERAL REPORT, August 11, 1972 (continued)

FINANCE MATTERS (continued)

Balance of Finance Matters

MOVED by Alderman Broome,
THAT Clauses 1, 3 and 4 of the Board of Administration
report (Finance Matters) be adopted.

- CARRIED.

B. PROPERTY MATTERS,
August 11, 1972

Dwelling and City-
owned lot
(Kallberg)
(Clause 8)

After considering the content of this clause, it was

MOVED by Alderman Phillips,
THAT the recommendations of the Supervisor of Property and
Insurance, contained in this clause, be approved.

- CARRIED.

Balance of Property Matters

MOVED by Alderman Linnell,
THAT Clauses 1 to 7 inclusive, and 9 to 12 inclusive, of the
Board of Administration report (Property Matters), dated August 11,
1972, be adopted.

- CARRIED.

C. Information Centres - with Particular
Reference to the West End

The Board of Administration submitted the following report,
under date of August 9, 1972:

"Your Board have received a report from the Director
of Social Planning and Community Development, pointing out that
Council, by resolution of January 20, 1972, had supported the
idea of Local Area Information Centres as presently set up,
subject to budget approval, and had requested the Director of
Social Planning and Community Development to report further on
some of the ideas that emerged from the meeting that day.

It was further resolved that the report of the Board
of Administration on a Local Area Office in the West End, which
is currently being prepared by the Administrative Analyst, be
examined by the Health and Welfare Committee simultaneously with
the report of the Director of Social Planning and Community
Development as previously requested.

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BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

Information Centres - with Particular
Reference to the West End (continued)

Subsequently, the Finance Committee decided as a matter of policy in considering grants that funding of Information Centres be confined to assistance to offices, office supplies, etc., but that no staff should be paid for. The exception to this policy is Fraserview, where Council approved a grant up to \$2,500 for Information Centre staff subject to matching funds being raised by the Fraserview Local Area Council.

The report from the Director of Social Planning and Community Development suggests that Information Services, as presently provided in the West End, are inadequate and that he wishes to submit proposals for an increased level of service and alternative auspices for a West End Information Centre.

Your Board submit that the report on Local Area Offices, including the West End, has been referred to the Health and Welfare Committee and that Council may wish to refer the subject matter reported herein to the Committee for their concurrent consideration.

Your Board submits the foregoing report to Council for CONSIDERATION. "

MOVED by Alderman Adams,

THAT the suggestion of the Board of Administration of reference of the subject matter to the Standing Committee on Health and Welfare be approved, for concurrent consideration with related matters.

- CARRIED.

D. Dunbar-West Point Grey
Information Centre

MOVED by Alderman Phillips,

THAT the Board of Administration report, dated July 31, 1972, re Dunbar-West Point Grey Information Centre, be referred to the Standing Committee on Health and Welfare for consideration, and delegations be advised that an opportunity will be given to them to appear before that Committee.

- CARRIED.

E. West End Policy Guidelines

The Board of Administration, under date of August 10, 1972, submitted the following report:

'The Director of Social Planning/Community Development and the Director of Planning and Civic Development report as follows:

"1. BACKGROUND

Vancouver City Council on August 10, 1971 resolved that:

'In recognition of the urgency to deal with problems of the West End, the Planning and Social Planning Departments be instructed to give priority to the preparation and submission to Council of policy guidelines for the West End. Further, that the Director of Social Planning and the Director of Planning be instructed to report in December 1971, on such policies together with the recommendations of the Joint Technical Planning Committee re: Social Planning, and the Technical Planning Board.'

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

West End Policy Guidelines
(continued)

The attached West End Policy Guidelines report is one of a number of reports dealing with the downtown planning programme. The proposed West End Guidelines, and zoning recommendations for the Downtown Peninsula are in harmony with the draft report on the finalized development concept for the Downtown Peninsula. The zoning recommendations are being prepared for submission to Council by early September 1972.

2. COMMUNICATIONS RECEIVED

In addition to collaboration in the preparation of numbers 7, 8 and 9 of the attached policy guidelines, the City Engineer advises as follows with respect to an outstanding report on street widths:

'In August, 1970, Council adopted a recommendation of its Standing Committee on Planning and Development which requested the City Engineer to report on the implementation of a 32-foot width pavement on local streets in the West End.

At the same time, matters concerning charging a fee for overnight on-street parking, increasing enforcement of the existing two-hour parking time limit and reviewing zoning requirements for off-street parking were put forward for Council consideration.

To date the requested report has not been submitted to Council since Council has instructed the Planning and Social Planning Departments to submit to Council "policy guidelines" for the West End.

The Engineering Department has been involved in the development of the policy guidelines related to through traffic, internal traffic and parking and it is now apparent that these guidelines have a direct bearing on the street widths. The three items related to parking in the August, 1970 report are dealt with in the West End policy guideline on parking (Guideline No. 10). Therefore, it would be appropriate that the City Engineer's outstanding report be submitted following Council's consideration of and action on the West End policy guidelines.'

Council has also received the following communication dated June 20, 1972 from the West End Community Council:

'We understand that the planning guidelines for the West End will be presented to City Council in the near future.

While you are reviewing these guidelines, we would appreciate meeting with Council in an informal way to present our views and arrange for more West End residents to be informed of the guidelines and channels for them to present their opinions to Council.'

3. DESCRIPTION

The attached report includes the following 16 Policy Guidelines plus supporting information:

- (1) AMEND ZONING TO REDUCE FUTURE POPULATION DENSITIES.
- (2) PRESERVE AND INCREASE EXISTING DIVERSITY OF PEOPLE.
- (3) INCREASE VARIETY OF HOUSING TYPES.
- (4) ENCOURAGE RELATIVELY HOMOGENEOUS SUB-COMMUNITIES.
- (5) REINFORCE LOCAL USE AND CHARACTER OF COMMERCIAL AREAS.
- (6) REDUCE NOISE LEVELS.
- (7) REDUCE THROUGH TRAFFIC.
MINIMIZE ITS DETRIMENTAL EFFECT.

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)West End Policy Guidelines
(continued)

- (8) DIVERT LOCAL TRAFFIC FROM RESIDENTIAL STREETS TO COLLECTOR STREETS.
- (9) INCREASE USE AND AVAILABILITY OF OFF-STREET PARKING. REDUCE HEAVY ON-STREET PARKING.
- (10) DEVELOP PLANNED PARK SPACE. PROVIDE FOR ADDITIONAL PARK SPACE.
- (11) DESIGN AND PROGRAM PARK SPACES.
- (12) PLAN COMMUNITY SERVICES.
- (13) IMPROVE ACCESSIBILITY OF SOCIAL SERVICES TO RESIDENTS.
- (14) INSIST UPON JOINT PLANNING OF COMMUNITY FACILITIES.
- (15) EXPAND DATA COLLECTION AND DISTRIBUTION METHODS.
- (16) STRENGTHEN RESIDENTS' ROLE IN PLANNING.

It is considered that the guidelines should be received for consideration at this time and be circulated amongst West End citizen groups and other boards and agencies for comment over the next two months. The Director of Planning and Civic Development and the Director of Social Planning/Community Development should arrange meetings to hear the citizens' views and suggestions on implementation. Following this review, Council may wish to adopt the guidelines, set priorities for implementation and decide upon methods of implementation.

Two priorities for implementation at the present time are considered to be zoning and the City Engineer's pending report on West End streets. It is suggested that the City Engineer's report should be expanded to include inputs by other departments and agencies and should include recommendations regarding sidewalks and certain aspects of parks such as pedestrian walkways.

Implementation procedures refer to methods of enforcing policy guidelines and to mechanisms through which local citizen interests are taken into account.

4. RECOMMENDATIONS

The Director of Social Planning/Community Development and Director of Planning and Civic Development recommend that:

- (1) The West End Policy Guidelines be received and made available to West End citizens groups, individuals, and other Boards and agencies.
- (2) Staff of the Planning and Civic Development and Social Planning/Community Development Departments discuss the Guidelines with West End citizen groups. The Director of Social Planning/Community Development and the Director of Planning and Civic Development report back to Council within two months on results of the meetings and with detailed recommendations for implementation for the Consideration of Council. At this time, Council may also wish to hear delegations.

The above recommendations have been endorsed by the Joint Technical Committee re: Social Planning and the Technical Planning Board."

Your Board ENDORSES the above recommendations.'

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

West End Policy Guidelines
(continued)

(The Policy Guidelines referred to are on file in the City Clerk's Office.)

A communication from the West End Community Council was received, asking that the following be included in the Policy Guidelines proposed:

1. The zoning "recommendation" to be presented to Council early in September (page 1) be in detail. After this has been discussed with community groups, a bylaw be drawn up for presentation to Council at the same time as the Planning Departments' report on the Policy Guidelines. (We understand this is the zoning bylaw that was requested by Council in June, 1971).
2. If this is not possible, we suggest interim zoning be drawn up for presentation to Council in two months.

MOVED by Alderman Broome,

THAT the recommendations set out above of the Director of Social Planning/Community Development and the Director of Planning and Civic Development, endorsed by the Board of Administration, be approved;

FURTHER, THAT in the meantime, a meeting of the Standing Committee on Planning and Development be held on an informal basis, to discuss this report with the officials.

- CARRIED.

MOVED by Alderman Phillips,

THAT the communication from the West End Community Council be received, and the Director of Planning and Civic Development be asked to draw to Council's attention any Development Permit Applications in the meantime, in the area affected, when it is felt such applications are contrary to the spirit of the Policy Guidelines report.

- CARRIED.

The Council observed a short recess at approximately 4:00 p.m., following which a short 'In Camera' meeting was held, to reconvene again, still in open session, at approximately 4:40 p.m., with the same personnel present with the exception of Alderman Calder.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)F. Planning Department
Clerical Services

The Board of Administration submitted the following report, dated August 11, 1972:

'Your Board has received the following report from the Administrative Analyst:

"During the period March 21 to April 7, 1972 a work study program was initiated in which the Clerk Stenographers and Clerk Typists in the Planning Department kept a record of their activities and the typewritten material produced.

The work time recorded amounted to 785 hours; the work accomplished as a percentage of that time is as follows:

<u>JOB</u>	<u>% OF TIME</u>
Typing	30
Receiving dictation	6
Reception/phone	15
Filing	5
Xeroxing/Collating	13
Other duties	24
Mail/In/Out	<u>7</u>
TOTAL	<u>100</u>

14,162 lines of typewritten material were produced during the period on an average production rate of 53 lines per hour (net). This is a low average.

The results of the study have been discussed with the Deputy Director of Planning and Civic Development and Mr. M. I. Torrance, the newly-appointed Administrative Officer - Planning Department.

The significant points are:

1. Receptionist (Cashier-Clerk Typist) The study revealed that the receptionist undertakes duties which require her to be away from her desk for up to 15% of her working day.
2. Filing Clerk (Clerk Typist I) This employee undertakes duties which leave only 1/3 of her working day for filing duties.
3. Each stenographer (8 in all) spends an average of 1/2 hour per day "xeroxing".
4. A very small proportion of the time available (5%) was spent filing. On reviewing the filing system it is apparent that time must be spent updating the system, and an immediate start should be made to eliminate duplications and to revise the index and cross-indexing.
5. Of the eight stenographers, one is secretary to the Director and one is secretary to the Deputy Director. Of the remaining six, three are assigned, one to each division and are generally recognized as the secretaries of the division heads.

RECOMMENDATIONS:

1. The duties of the receptionist and the Clerk Typist I to be re-arranged so that the receptionist spends a maximum time at the reception desk. The Clerk Typist I to be responsible for pick-up and delivery of mail within the Department, xeroxing and ditto work, obtaining information from other departments and, with the receptionist, undertaking the collating. Filing duties to continue as at present until revision completed.

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)Planning Department
Clerical Services
(continued)

2. With the exception of the secretaries to the Director and the Deputy Director, all the stenographers, receptionist and the Clerk Typist I should operate on a pool basis, generally but not exclusively assigned to a division. All work to be supervised by a "pool supervisor", the material to be dealt with on a first in, first out basis, except in cases of emergency.
3. The position now held by Mrs. Ruth Corey be reclassified as "Pool Supervisor" in accordance with the recommendation of the Acting Director of Personnel Services, effective upon reclassification.
4. To review the filing system, eliminate duplications, update the cross-index file, establish a filing index and reference system for the microfilm slides, a temporary Clerk Typist II position be established, effective upon adoption of this report, terminating on December 31, 1972.
5. The Administrative Officer to review the filing equipment and, if concluded that the present equipment be replaced, the estimated cost of replacement be included as a supplementary item in the 1973 Departmental Budget.

Estimate of Costs

To implement the above recommendations it is estimated that the additional costs will be as follows:

	4 mos. 1972	Estimated Annual Cost
1. "Pool Supervisor"- \$701 per mo.	\$2804	\$8412
Less Cl. Steno III- \$638	<u>2552</u>	<u>7656</u>
	\$ 252	\$ 756
2. Clerk Typist - \$456 per mo.	<u>1824</u>	<u>-</u>
	\$2076	\$ 756
3. Fringe benefits	<u>104</u>	<u>84</u>
TOTAL	<u>\$2180</u>	\$ <u>840</u>

The Comptroller of Accounts advises that no further funds are required to cover the additional cost for 1972 (established at \$2180.00) as funds can be provided from the Departmental Budget.

Stenographic Service for Vancouver City Planning Commission

A temporary position of Clerk Stenographer III has been established. It is recommended that the position be reviewed and reported on before December 31, 1972 by the Acting Director of Personnel Services and the Administrative Analyst."

This report has been discussed with the Business Manager of the Municipal Regional Employees' Union. He concurs herein.

Your Board recommends that the recommendations of the Administrative Analyst be adopted.

It is also recommended that your Board be authorized to deal with the position classifications in accordance with Council resolution of July 22, 1969.'

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

Planning Department
Clerical Services
(continued)

MOVED by Alderman Bird:

THAT the recommendations of the Board of Administration, set out in the foregoing report, be approved.

- CARRIED.

G. 1972 Basic Capital Program

The Board of Administration submitted the following report, under date of August 10, 1972:

"Your Board and the Director of Finance have reviewed the 1972 Basic Capital Program requested by Civic Boards and Departments and reports as follows:

Capital Programs

The net City's cost of the 1972 Basic Capital Program amounts to \$13,615,556 after deducting credits of \$5,750,626 as detailed below:

Gross Cost of 1972 Basic Capital Program	\$19,366,182
Less Credits Receivable from:	
(a) Property Owners' share of Local Improvements	\$2,884,533
(b) Federal/Provincial Governments re Urban Renewal Projects (incl. Water, Sewer & Street Lighting)	2,018,930
(c) Federal/Provincial Governments re Community Service Centres	130,163
(d) Federal/Provincial Governments re Maple Tree Square	70,000
(e) Federal/Provincial Governments - Winter Incentive Programs	132,000
(f) Federal Government's share of Stanley Park Seawall	35,000
(g) Burnaby's share of	
i. Central Park Development	\$25,000
ii. Boundary Road Improvements	55,000
(h) Woodward's Foundation re New Brighton Park Pool	250,000
(i) Grant Loan Recoverable by City	150,000
	<u>-5,750,626</u>
Net Cost of 1972 Basic Capital Program	<u>\$13,615,556</u>

These capital programs are summarized on Schedule 1 of this report. The individual projects within these programs are listed in detail in the separate report entitled "1972 Basic Capital Program - Project Detail" and are generally in accordance with the programs authorized in the 1971-1975 Five Year Plan.

Capital Fund Allocations

The total funds required to meet the net City's cost of the 1972 Basic Capital Program amount to \$13,615,556 and would be allocated from the following sources:

1. 1971-1975 Five Year Plan (Note 1)	
(a) Authorized By-law Funds	\$10,665,359
(b) Revenue Funds	<u>2,662,659</u>
	\$13,328,018
2. Borrowing Authority from Previous Five Year Plans	
(a) Urban Renewal By-law Funds	201,310
3. Capital Funds from Other Sources	<u>86,228</u>
Total 1972 Capital Fund Allocation	<u>\$13,615,556</u>

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)1972 Basic Capital Program
(continued)

Note 1 - The balance of funds remaining to be allocated from the 1971-1975 Five Year Plan during the years 1973 to 1975 amounts to \$30,077,636 as follows:

Original 1971-1975 Five Year Plan	\$ 56,810,000	
Plus increased borrowing for revised sewage and drainage projects approved by Council July 27, 1971	<u>6,978,000</u>	\$63,788,000
Less: Advance allocations approved by Council in 1970	\$ 3,612,205	
: 1971 Basic Capital Program allocation	15,339,000	
: Advance allocations approved by Council in 1971	<u>1,431,141</u>	
		<u>20,382,346</u>
Balance before 1972 Allocation		\$43,405,654
Amount required for the 1972 Basic Capital Program		<u>13,328,018</u>
Total Unallocated Balance		<u>\$30,077,636</u>

Financing the 1972 Basic Capital Program

The method of financing the 1972 Basic Capital Program, which is recommended by the Director of Finance, is summarized below and shown in detail on Schedule 1 of this report.

Source of Funds

Authorized by-law funds	\$10,960,669
Funds approved in the 1972 Revenue Budget for capital purposes	2,662,659
Capital funds from other sources	<u>86,228</u>
Total Funds Required	<u>\$13,615,556</u>

Your Board and the Director of Finance Recommend that:

1. the 1972 Basic Capital Program amounting to \$13,615,556 and the method of financing this program, as summarized on Schedule 1, be approved
2. the project detail, as set out in the separate report "1972 Basic Capital Program - Project Detail" be approved in accordance with the recommendations attached as Appendix A, it being noted that the Parks Program is submitted to Council for Consideration.
3. When Council is considering the Parks Board submission they may wish to defer consideration of Community Service Centre Facilities Page 6 items :05 South East Sector and :06 Jerico pending receipt later this year of the major study from the Parks Board on their Community Services Functions, or in the case of Jericho, a special report on the proposed expenditure. "

(The detailed report of the Capital Program is on file in the City Clerk's office.)

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)1972 Basic Capital Program
(continued)

MOVED by Alderman Bird,

- (a) THAT recommendations of the Board of Administration and the Director of Finance, set out in the foregoing report and numbered 1 and 2 be approved;
- (b) THAT Community Service Centre Facilities items :05 South East Sector and :06 Jericho, in the Park Board submission and contained on page 6, be referred to the Park Board for report back on the basis of recommendation 3 in the foregoing report.

- CARRIED.

MOVED by Alderman Sweeney,

THAT the balance of the items in the Park Board submission be approved.

- CARRIED.

H. Local Improvements for
Underground Wiring

The Board of Administration, under date of August 7, 1972, submitted a report with regard to Local Improvements for Underground Wiring, setting out the City Engineer's report. The following is extracted:

" SUMMARY OF PROPOSALS

This summary lists, in brief form, the proposals made in the report.

1. That the Property Owners' share of Local Improvement projects for undergrounding be established by rates set by Council, the balance being the City's share, and that these Property Owners' rates be set to give equal treatment to similar properties from project to project and from year to year.
2. That the undergrounding of service connections and the reconnection of the buildings be included in undergrounding projects.
3. That the properties abutting the streets from which pole-lines are removed be assessed a Line Rate on a front foot basis, and that, in addition, properties which have their service connections undergrounded be assessed a Connection Rate on a per lot basis.
4. That the Line Rate be assessed according to Zoning, but the Connection Rate according to development.
5. That the Engineer bring forward, when projects are advanced, recommended rates based on the following guidelines:
 - a. The Line Rates for each zoning are based on the Property Owners paying 50% of the Municipal third of the line costs in a typical or average area of such zoning.
 - b. The Connection Rate for a residential 100 ampere service (plus telephone) is set at 50% of the Municipal third of the cost.
 - c. The Connection Rates for other types and sizes are derived from this on the basis that the City will contribute the same amount to each connection.
6. That parcels which abut more than one street with pole-lines (including corner parcels) be assessed an equal footage at the Line Rate on each, these footages to total the frontage.
7. That equitable adjustments be made for triangular parcels, etc.

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)Local Improvements for
Underground Wiring
(continued)

8. That the assessable frontage on any street shall extend to the nearest lot line between 40 feet and 60 feet beyond the last pole removed; or, if there is no such lot line, to 50 feet beyond the last pole. Provided however, that if the pole line continues, frontage shall be assessed to 50 feet (40 to 60 feet) short of the next (remaining) pole.
9. That the requirement of underground wiring under the Subdivision Control By-Law remain in force, and that the installation of underground wiring by subdividers not be considered in assessing for the undergrounding program.
10. That the position of the pole-line within the street and questions of view or background not be considered.
11. That the steel trolley poles and their overhead wiring be considered to be completely outside of this program.
12. That, subject to the negotiations with the Utilities, it be Council policy that the streets cleared will remain pole-free.
13. That, for the first year, the Undergrounding program be advanced 'on the initiative' following the priorities approved by Council, but that additional projects be considered where the Property Owners are willing to pay the full Municipal Third.

RECOMMENDATION

This report proposes that projects include the undergrounding of service connections and proposes guidelines for the setting of Connection Rates. These proposals are based on this cost being shareable by the Province and the Utilities under the Act. The Province will share if the Utilities do, but negotiation with the Utilities on this point has not been completed.

This question does not affect the amendment of the By-Law. In addition, most of this year's large projects (as noted on the attached list) do not involve service connections and are not affected. In view of the Provincial requirement that work start before year end, and so that the amending by-law and preparations for those projects without service connections can proceed, approval of this report is requested at this time. If the Utilities do not agree to share in service connections, a further report will be made to Council and the inclusion of service connections and the guidelines for Connection Rates can be reconsidered.

I RECOMMEND that the proposals of this report for Undergrounding Local Improvements be approved (subject to possible further report on service connections, as noted) and that the Corporation Counsel be requested to bring forward the necessary amendments to the Local Improvement Procedure By-Law."

Your Board RECOMMENDS that the foregoing recommendation of the City Engineer be adopted."

MOVED by Alderman Phillips,

THAT the foregoing recommendation of the Board of Administration be approved.

- CARRIED.

MOVED by Alderman Linnell,

THAT the previous report with regard to Champlain Heights and underground wiring be raised and enlarged upon by a further report, to include Tyne Street and other perimeter streets around Champlain Heights.

- CARRIED.

Regular Council, August 15, 1972 24

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

I. Report of Special Committee
re Illegal Suites - Hardship Cases
- July 26, 1972

The Special Committee re Illegal Suites - Hardship Cases, submitted the following report, under date of July 26, 1972:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

- (a) The following applications recommended for approval by the sub-committee, be approved:

Mrs. Mabel Semenoff (owner), 1135 East 13th Avenue
Mr. Albert Slocum (owner), 2048 East 12th Avenue
Mrs. Ruth Esther Poulton (owner), 2617 Ward Street
Mrs. Pauline Daniel (owner), 1626 S.W. Marine Drive
Mr. Mohinder S. Anmole (owner), 4208 John Street
Mrs. Edith Harrison (owner), 8504 Montcalm Street
Mrs. Esther R. Finlay (tenant), 654 East 49th Avenue
Mr. Narinder Kanwal (owner), 4984 Fraser Street
Mr. Thakor Mithaiwaza (tenant), 1860 Island Avenue

- (b) the following applications be approved for one year from the date of this Resolution:

Mr. & Mrs. Randhir Singh Grewal (owner), 5229 Somerville Street
Mr. Don W. Plumb (tenant), 1006 Victoria Drive
Miss Dianne Case (tenant), 1805 West 13th Avenue, #6
Mr. Radomir Stojka Stanisic (owner), 2212 East 35th Avenue
Mr. & Mrs. Faiz Mohammed (owners), 4132 Commercial Street
Mr. Vittorio Moretto (tenant), 2598 Oxford Street
Mr. James Arthur Calder (tenant), 551 East 58th Avenue

- (c) the following applications be not approved:

Mr. Ahmed Ali (owner), 250 East 61st Avenue
Mr. Julio Rocha (tenant), 5315 Gladstone Street

- (d) in respect to the above-mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

MOVED by Alderman Rankin,

THAT the foregoing report of the Special Committee re Illegal Suites - Hardship cases, and containing Clauses (a) to (d), be approved.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)J. Report of Standing Committee
on Planning and Development

MOVED by Alderman Bird,

THAT Clauses 1 and 2, contained in the Report of the Standing Committee on Planning and Development, dated August 3, 1972, be adopted; and the recommendation in Clause 3, submitted by Committee members, be adopted also.

- CARRIED.

K. Extension of Temporary Staff

The Board of Administration, under date of August 9, 1972, submitted the following report:

'The Director of Welfare and Rehabilitation reports as follows:

"Due to the recent strike and other unanticipated factors an extension of a number of temporary positions is required.

1) On February 1, 1972, Council approved the hiring of four Clerks III for four months from February 1, 1972, to May 31, 1972. This temporary staff was hired on February 1, 1972, under the Provincial Job Opportunities Program at no cost to the City. Initially they were placed with the Provincial Alliance of Businessmen and later attached to our Local Initiatives Project (#51252) - Vocational Rehabilitation of Employable Social Assistance recipients. This move was made at the request of the Department of Rehabilitation and Social Improvement. It has proven to be a very good move in that it provided our Local Initiatives project with additional clerical support.

Unfortunately due to the recent strike, I neglected to note the expiry date (May 31, 1972) and to request Council authority for an extension. I would therefore request that these four temporary Clerk III positions be extended to coincide with the termination of the Local Initiative Project. There is no cost to the City.

2) On March 7, 1972, Council approved the hiring of six Social Service Assistants I for a period of three months to facilitate an "in service" staff training program. The six temporary staff were retained on April 1, 1972. On April 20, 1972, one of the six resigned. The remaining five were not employed during the strike.

Allowing for the loss of seven weeks during the strike, the three month authority would expire in mid-August. Our original estimate of three months to carry out an effective staff training program was far too low. Accordingly I would request that Council authorize extension of these six temporary Social Service Assistant I positions for an additional five months to December 31, 1972.

3) On February 18, 1972, City Council approved two Social Service Assistants I-A for a temporary period of six months to carry out a review of 1400 Social Assistance recipients relevant to the Wives' and Children's Maintenance Act and to implement a new system of referral and follow-up between our Department and the Provincial Court. Two persons were retained on April 1, 1972. We have found that their task will take longer than originally estimated and I would therefore request Council authority to extend these two temporary positions to terminating on December 31, 1972.

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

Extension of Temporary Staff
(continued)

ESTIMATE OF COSTS

1) 4 Clerk III (Temporary 3 months)		
@ \$614.00 per month		
\$614.00 x 4 x 3	\$7,368.	
10% fringe benefits	<u>736.</u>	
Total		\$8,104.
Canada Assistance Plan, 50%	\$4,052.	
Province, Job Opportunity Program, 50%	<u>4,052.</u>	<u>\$8,104.</u>
Net Cost to City		<u>Nil</u>
2) 6 Social Service Assistants I (Temporary 5 months)		
@ \$614.00 per month		
\$614.00 x 6 x 5	\$18,420.	
10% fringe benefits	<u>1,842.</u>	
Total		\$20,262.
Canada Assistance Plan, 50%		<u>10,131.</u>
Net Cost to City		<u>\$10,131.</u>
3) 2 Social Service Assistants 1-A (Temporary 2 months)		
@ \$671.00 per month		
\$671.00 x 2 x 2	\$2,684.	
10% fringe benefits	<u>268.</u>	
Auto allowance, \$75. per month	<u>150.</u>	
Total		\$3,102.
Canada Assistance Plan, 50%	\$1,551.	
Province	<u>775.</u>	<u>2,326.</u>
Net Cost to City		<u>\$ 776.</u>

SUMMARY OF COSTS

Item	Total	C.A.P.	Province	City
1) 4 Clerk III, 3 months	\$ 7,368.	\$ 4,052.	\$ 4,052.	
2) 6 Social Service Assistants I 5 months	20,262.	10,131.	-	\$10,131.
3) 2 Social Service Assistants 1-A 2 months	<u>3,102.</u>	<u>1,551.</u>	<u>775.</u>	<u>776.</u>
	<u>\$30,732.</u>	<u>\$15,733.</u>	<u>\$ 4,827.</u>	<u>\$10,907.</u>

The Comptroller of Accounts advises that if City Council approves the requested extensions of temporary staff listed above - estimated net cost to City, \$10,907. - that authority be granted to provide necessary funds from Contingency Reserve.

The Director of Personnel advises that he has reviewed the requested extensions of temporary staff with the Business Manager of the Municipal and Regional Employees Union and he is in full agreement.

NOTE: Application will be made to the Province for cost sharing on Item 2 above - 6 temporary Social Service Assistant 1.

RECOMMENDATIONS.

- 1) Authority be granted to retain the following temporary staff:
 - (a) 4 Clerks III under the Local Initiative Program at no final cost to the City;
 - (b) 6 Social Service Assistants I terminating Dec. 31, 1972;
 - (c) 2 Social Service Assistants 1-A terminating Dec. 31, 1972.
- 2) Authority be granted to provide required funds from Contingency Reserve.

YOUR BOARD RECOMMENDS that Council approve the foregoing recommendations of the Director of Welfare and Rehabilitation. '

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)Extension of Temporary Staff
(continued)

MOVED by Alderman Hardwick,

THAT the recommendation of the Board of Administration, contained in the foregoing report, be approved.

- CARRIED.

L. Engineering Dept. Reductions Due to
Strike - Street Maintenance and
Catch Basin Cleaning

Under date of August 11, 1972, the Board of Administration submitted the following report:

'The City Engineer reports as follows:

"On June 20, City Council approved a resolution authorizing 'appropriate blanket reductions of the revenue budget' to reflect unspent funds as a result of the strike. During the review of budget reductions occasioned by the strike, the Engineering Department requested that certain accounts for street maintenance and catch basin cleaning be exempted from this policy. The Board of Administration instructed that the policy be followed, but that a report on this subject be forwarded to Council.

STREETS BRANCH BUDGET

As a result of this budget adjustment, several appropriations for pavement maintenance work were reduced by a total of \$103,300. It is pointed out that the necessity to repair pavement defects still exists in spite of the strike.

The favourable weather this summer has enabled the maintenance program to proceed at a rapid rate and it is estimated that all the funds originally appropriated in the 1972 budget can be spent this year on necessary maintenance work without resorting to overtime. Any defects not repaired this year will deteriorate in the forthcoming winter and repair costs will be higher next year.

I therefore RECOMMEND that Council restore the \$103,300 to the appropriate Streets Branch appropriations (accounts 8034/2874 to 8034/2892) in order that as many defects as possible can be corrected before the streets are subjected to winter conditions.

CATCH BASIN CLEANING

The budget adjustment reduced the funds provided for catch basin cleaning in 1972 from \$118,700 to \$102,100. However, the strike did not reduce the need for catch basin cleaning. In fact, a great deal of material which would normally be picked up by street cleaning crews accumulated on the street and washed into the catch basins. As a result, the catch basins are in worse condition than they would have been normally. The seriousness of the condition has been confirmed by physical inspection of the catch basins by the Sewers Superintendent.

It is imperative that these catch basins be cleaned before the onset of rainy conditions. If they are not cleaned, citizens will be inconvenienced by flooded streets, and private property may become flooded, possibly generating claims against the City. Further, grit will be washed into the sewer system which must be cleaned out, at a cost several times that of catch basin cleaning.

I RECOMMEND that Council restore the \$16,600 reduction made to cover the strike period giving a total authorized expenditure of \$118,700 (Accounts 8142/9342 and 8142/9344)."

Your Board RECOMMENDS the foregoing recommendations of the City Engineer be adopted. '

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

Engineering Dept. Reductions Due to
Strike - Street Maintenance and Catch
Basin Cleaning (continued)

MOVED by Alderman Adams,

THAT the recommendation of the Board of Administration in
the foregoing report be approved.

- CARRIED.

COMMITTEE OF THE WHOLE

MOVED by Alderman Adams,

THAT the Committee of the Whole rise and report.

- CARRIED.

MOVED by Alderman Adams,

SECONDED by Alderman Hardwick,

THAT the report of the Committee of the Whole be adopted.

- CARRIED.

BY-LAWS

1. BY-LAW TO AMEND BY-LAW #3575, BEING THE
ZONING AND DEVELOPMENT BY-LAW
(E/S Victoria Dr. between 48th and 49th Aves.;
N/S E. 16th Ave. between Watson & Sophia Sts.)

MOVED by Alderman Bird,

SECONDED by Alderman Broome,

THAT leave be given to introduce a By-law to amend By-law
No. 3575, being the Zoning and Development By-law, and the By-law
be read a first time.

- CARRIED.

MOVED by Alderman Bird,

SECONDED by Alderman Broome,

THAT the By-law be read a second time.

- CARRIED.

MOVED by Alderman Bird,

SECONDED by Alderman Broome,

THAT Council do resolve itself into Committee of the Whole,
to consider and report on the By-law, His Worship the Deputy
Mayor in the Chair.

- CARRIED.

MOVED by Alderman Bird,

THAT the Committee of the Whole rise and report.

- CARRIED.

(continued)

BY-LAWS (cont'd)

BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE
ZONING AND DEVELOPMENT BY-LAW
(E/S Victoria Dr. between 48th and 49th Aves.'
N/S E. 16th Ave. between Watson and Sophia Sts.)
(continued)

The Committee then rose and reported the By-law complete.

MOVED by Alderman Bird,
SECONDED by Alderman Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

MOVED by Alderman Bird,
SECONDED by Alderman Broome,
THAT the By-law be read a third time and the Mayor and City
Clerk be authorized to sign same and affix thereto the Corporate
Seal.

- CARRIED.

(The By-law received three readings.)

2. BY-LAW TO AMEND BY-LAW NO. 3614, BEING
THE LOCAL IMPROVEMENT PROCEDURE BY-LAW
(to provide for mixed Commercial and
Multiple Dwelling Districts)

MOVED by Alderman Rankin,
SECONDED by Alderman Broome,
THAT leave be given to introduce a By-law to amend By-law
No. 3614, being the Local Improvement Procedure By-law, and the
By-law be read a first time.

- CARRIED.

MOVED by Alderman Rankin,
SECONDED by Alderman Broome,
THAT the By-law be read a second time.

- CARRIED.

MOVED by Alderman Rankin,
SECONDED by Alderman Broome,
THAT the Council do resolve itself into Committee of the
Whole, to consider and report on the By-law, His Worship the
Deputy Mayor in the Chair.

- CARRIED.

MOVED by Alderman Rankin,
THAT the Committee of the Whole rise and report.

- CARRIED.

The Committee then rose and reported the By-law complete.

(continued)

BY-LAWS (cont'd)

BY-LAW TO AMEND BY-LAW No. 3614, BEING
THE LOCAL IMPROVEMENT PROCEDURE BY-LAW
(to provide for mixed Commercial and
Multiple Dwelling Districts) - cont'd

MOVED by Alderman Rankin,
SECONDED by Alderman Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

MOVED by Alderman Rankin,
SECONDED by Alderman Broome,
THAT the By-law be read a third time and the Mayor and City
Clerk be authorized to sign same and affix thereto the Corporate
Seal.

- CARRIED.

(The By-law received three readings.)

MOTIONS

A. Expropriation of Real Property
(1636 Napier Street)

MOVED by Alderman Linnell,
SECONDED by Alderman Bird,

THAT, WHEREAS the City of Vancouver desires to acquire that
certain parcel or tract of land and premises situate in the City
of Vancouver, in the Province of British Columbia, more
particularly known and described as follows:

Lot 6
Block 38
District Lot 264A
Group 1, New Westminster District
Plans 717 and 1771 - 1636 Napier St

pursuant to its powers under section 204(j)(vi) of the "Vancouver
Charter," Statutes of British Columbia 1953, Chapter 55, and
amendments thereto;

AND WHEREAS the City of Vancouver has failed to come to an
agreement with the owners of the real property aforesaid as to
the terms of acquisitions thereof;

THEREFORE BE IT RESOLVED that the real property aforesaid be,
and the same is, hereby expropriated by the City of Vancouver.

- CARRIED.

MOTIONS (continued)

- B. Allocation of Lands for Highway
Purposes: 8263 and 8269 Granville St.

MOVED by Alderman Bird,
SECONDED by Alderman Phillips,

THAT WHEREAS the registered owners have conveyed to the
City of Vancouver, for highway purposes, the following
described lands:

1. East 10 feet of each of Amended Lot 1 (see 85791-L) and
amended subdivision 2 (see 140234-L), both of Lot 1, Block 1,
District Lot 325, Group 1, New Westminster District, Plan
2080,

(8263 & 8269 Granville Street)

AND WHEREAS it is deemed expedient and in the public interest
to accept and allocate the said lands for highway purposes.

BE IT THEREFORE RESOLVED that the above described lands so
conveyed be, and the same are hereby accepted and allocated
for highway purposes, and declared to form and constitute
portions of highway.

- CARRIED.

1. Dogs on the Beaches and Parks

At the Council meeting of August 1, 1972, Notice was called
on the following Motion.

MOVED by Ald. Phillips,
SECONDED by Ald. Calder,

THAT WHEREAS the problem of dogs on the beaches and parks
is a sticky matter which should not be sidestepped by Council;

THEREFORE BE IT RESOLVED THAT the General Purposes Committee
hear suggestions from the S.P.C.A., Pound, Park Board and other
interested parties with a view to cleaning up the situation.

The motion was put and LOST.

At this point, consideration was given to the request of
the Park Board that a delegation be heard by Council respecting
additional pound staff, as a result of the problem of dogs on
beaches and in pools.

MOVED by Alderman Sweeney,
SECONDED by Alderman Bird,

THAT the delegation be heard at an appropriate time.

- CARRIED.

ENQUIRIES AND OTHER MATTERS

<p>Alderman Sweeney: <u>Watson Street</u></p>	<p>enquired what is proposed on Watson Street from Broadway to 17th Avenue, regarding lighting, paving and curbing.</p> <p>The Deputy Mayor directed the enquiry to the City Engineer for report.</p>
<p>Alderman Phillips: <u>Charitable Solicitations Committee</u></p>	<p>advised that the Charitable Solicitations Committee met this morning, and authority is requested for the License Inspector to place an advertisement in the daily newspapers, informing charities of the new procedure in respect of soliciting for charity. Further, that authority be given to the License Inspector to insert an appropriate advertisement with regard to present regulations pertaining to door-to-door canvassing for home repairs.</p>

MOVED by Alderman Sweeney,
 SECONDED by Alderman Linnell,
 THAT authority be granted accordingly.

- CARRIED.

<p>Alderman Wilson: <u>Truck Noise</u></p>	<p>referred to truck noise in Vancouver and particularly at night, largely caused by the increase in containerized traffic. The Alderman enquired as follows:</p> <div style="margin-left: 40px;"> <p>(a) What streets have been designated as truck routes?</p> <p>(b) Are the police issuing tickets to the operators of trucks using other than designated streets?</p> </div> <p>The Alderman asked the Council be given a comprehensive report on action being taken by the City in matters pertaining to truck noise, and confining trucks to specified routes.</p> <p>The Deputy Mayor directed the Board of Administration advise on these matters.</p>
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NOTICE OF MOTION

The following Notices of Motion were submitted and recognized by the Chair.

1. Lands as "Green Belt":
University Endowment Lands

MOVED by Alderman Sweeney,
SECONDED by Alderman Bird,
That WHEREAS Undeveloped land (1700 Acres) in the University Endowment Lands is intended to provide endowment revenue for the Tri-Universities Fund,

AND WHEREAS disposition of said lands has not been satisfactorily resolved, as concepts previously proposed were impractical as a source of endowment revenue,

AND WHEREAS it is desirable to create a "Green Belt" in the lands to remain as such in perpetuity,

AND WHEREAS the Government of British Columbia, on March 17th, 1972, passed Bill No. 18 - "Green Belt Protection Fund Act" providing funds "to acquire land for the purpose of establishing and preserving green belt areas throughout the Province." (Copy of Bill 18 attached)

THEREFORE BE IT RESOLVED that Vancouver City Council petition the Minister of Finance of the Province of British Columbia to provide necessary monies from the Green Belt Protection Fund for acquisition of undeveloped lands in the University Endowment Lands.

AND BE IT FURTHER RESOLVED that such lands be transferred to the care, custody and management of the Vancouver Board of Parks and Public Recreation, to be maintained in perpetuity as a "Green Belt"

(Acceptance of this proposal will effectively -

- A. Preserve undeveloped endowment lands in perpetuity as a "Green Belt" area.
- B. Provide endowment revenue for the Tri-Universities Fund by way of transfer of monies from the Green Belt Protection Fund.)

(Notice)

2. Local Initiatives Program:
Winter Projects

MOVED by Alderman Phillips,
THAT, WHEREAS the Federal Government will probably introduce another winter program similar to the Local Initiatives Program;

AND WHEREAS the City was able to make use of the LIP last winter to perform many useful tasks at great savings to the city taxpayers;

THEREFORE BE IT RESOLVED that suggestions for winter programs to be initiated by the City be received from both staff and aldermen by September 15, 1972, for evaluation by Council.

(Notice)

The Council adjourned at 5:15 p.m.

August 11, 1972

The following is a report of the Board of Administration:-

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Concrete Steps On Boulevard Replacing Wood Steps Access to Apartment Building

"A wood frame apartment building has existed for many years at 524 Keefer Street. The front of the building is located on the street property line, and entrance to the building, approximately 4 feet above sidewalk grade, has been by means of wooden steps which extend out nearly to the 6 foot wide City sidewalk located 3 feet from the property line.

The steps have deteriorated and the apartment owner, Mrs. Yee Moi Au, has requested permission to replace them with concrete. In view of the fact that this is an old structure and wooden steps have existed for many years, it is appropriate to permit the installation of concrete steps on the boulevard.

I RECOMMEND that:

- (a) permission be granted subject to the Encroachment By-Law
- (b) the annual charge be nil."

Your Board RECOMMENDS that the foregoing be approved.

2. Amendment To Plumbing By-Law No. 4068 Fees For Building Sewer Extensions

The City Engineer reports as follows:

"Connection Fees for Building Sewer Extensions

The scale of fees set forth in Sections 1.4.16 (2 & 3) and 1.4.20 set by Council on May 5, 1970 and September 29, 1970, should be amended as follows to meet the increasing average cost of installing building sewer extensions. The proposed scale is based on analyses of costs for 1971 and first half of 1972.

Higher costs have resulted from increasing labour, material and equipment charges.

To prevent deficits accumulating and provide for increasing costs anticipated in 1972/73, the fee scale charged should be as follows:

	<u>Present Fee</u>	<u>Proposed Fee</u>	<u>Increase</u>
One and two family dwelling	\$400	\$500	\$100
(a) 4" in diameter	\$500	\$600	\$100
(b) 6" in diameter	\$650	\$800	\$150
(c) 8" in diameter	\$800	\$1,000	\$200
(d) 10" in diameter	\$900	\$1,200	\$300
(e) 12" in diameter	\$1,000	\$1,400	\$400
(f) 15" in diameter	\$1,200	\$1,600	\$400

cont'd....

Board of Administration, August 11, 1972 (Works 2)

Clause # 2 continued:

The City Engineer RECOMMENDS that:

- (I) Sections 1.4.16 (2 & 3) and 1.4.20 of the Plumbing By-Law No. 4068 be amended as follows:

- 1.4.16 (2) For \$400 substitute \$500.
- 1.4.16 (3) (a) For \$500 substitute \$600.
 (b) For \$650 substitute \$800.
 (c) For \$800 substitute \$1,000.
 (d) For \$900 substitute \$1,200.
 (e) For \$1,000 substitute \$1,400.
 (f) For \$1,200 substitute \$1,600.
 (g) For \$450 substitute \$500.
 (h) For \$1,200 substitute \$1,600.

(II) Section 1.4.20

- (1) For \$250 substitute \$300. (New wye - twin sewer)
 (2) For \$25 * substitute \$100. (New wye - single sewer)

* This charge has been nominal to the present. The new charge will recover costs."

Your Board RECOMMENDS the foregoing recommendation of the City Engineer be adopted and that the normal notification to contractors be made.

3. Closure and Leasing of Spruce Street North of 7th Avenue - Purdy Chocolates

"R.C. Purdy Chocolates plant is on the northwest corner of 7th Avenue and Spruce Street. The company has renovated the factory and landscaped the front of their property. The access to the plant has been off Spruce Street for over 20 years. This access has been improved by the company.

Spruce Street is not open to vehicular traffic except for the Purdy access, because of the excessive grade from 7th Avenue to 6th Avenue. The City has a bulkhead midway between 7th Avenue and 6th Avenue with steps alongside for pedestrian traffic. A pathway meanders down Spruce Street from 7th Avenue to the steps. The east 13 feet of the street is fenced in by the owner of the property on the northeast corner. The remainder of the street is in a rather unkept condition with a dirt area used by children to play on.

Purdy Chocolates has requested a lease of the portion of street abutting their property. They wish to improve their access, to landscape the balance of the lease area, provide a more satisfactory pathway for pedestrian traffic and have a small area for a childrens' playground.

Spruce Street north of 7th Avenue is surplus to the City's normal highway requirements.

I RECOMMEND that the west 53 feet of Spruce Street between 7th Avenue and the northerly limit of Purdy Chocolates property (Lot 11, Block 294, D.L. 526) be closed, stopped up and leased to R.C. Purdy Chocolates Ltd. subject to the following conditions.

- (a) The lease area to be used only for access of Purdy's, pedestrian access to the stairway, landscaping and children's play area all to the account of the lessee.
- (b) The term of the lease to be 15 years at a nominal rental of \$15.00 for the term and subject to renewal.
- (c) Cancellation of the lease on a one year notice if the street is required for municipal purposes.
- (d) Pedestrians to have access over the lease area on a well kept pathway to existing stairway.

cont'd....

Board of Administration, August 11, 1972 (Works 3)

Clause #3 continued:

- (e) The existing stairway and bulkhead are excluded from the lease as they remain the responsibility of the City.
- (f) Any childrens' play area to be the responsibility of the lessee.
- (g) The City to be relieved of all liability.
- (h) The leased area to always be kept in a neat and tidy condition.
- (i) The City to maintain the right of entry at all times for the installation and repair of all utilities and the bulkhead.
- (j) The existing barricade at 7th Avenue to remain.
- (k) An agreement satisfactory to the Corporation Counsel and City Engineer."

Your Board RECOMMENDS that the foregoing be approved.

4. Closing of Lane South of 45th Avenue Between Maple Street and Cypress Street

"Magee Secondary and Maple Grove Elementary Schools occupy the site bounded by Maple Street, 49th Avenue, Laburnum Street, 47th Avenue, Cypress Street and 45th Avenue. Part of the site is in the name of the School Board while other lots are still in the name of the City. There is also an old lane allowance within the site. Part of 46th Avenue is closed but has not been consolidated with abutting lands. It is proposed that three individual sites be created for the two schools and a joint play field. The lane allowance is surplus to the City's highway requirements.

I RECOMMEND that the lane outlined red, green and blue on plan marginally numbered LF6185 be closed, stopped up and conveyed to the School Board and that the said closed lane be subdivided with the abutting lands."

Your Board RECOMMENDS that the foregoing be approved.

5. Request For Tree Planting On Portions Of Robson Street and Howe Street Abutting Hotel Grosvenor Property

"Mr. G.E. Baynes, President of the Hotel Grosvenor has submitted a letter of application with accompanying sketch plan, requesting the placing of trees abutting the curb fronting his property. The locations are on the south side of Robson Street, Howe Street to the lane east and on the east side of Howe Street - Robson Street to approximately 375 feet south.

The trees will be selected and planted by the Park Board, and the locations will be determined by the Engineering Department, with costs borne by Hotel Grosvenor.

I RECOMMEND that:

- (a) Boulevard trees be planted by the Parks Board at the above locations;
- (b) The total cost of the project be borne by the Hotel Grosvenor;
- (c) The City to assume ownership of the trees when they have been planted and the Superintendent of Parks to be responsible for maintaining the trees at an estimated average annual cost of \$80.00, such amount to be added to Park Board annual budget for tree maintenance."

Your Board RECOMMENDS that the foregoing be approved.

Board of Administration, August 11, 1972 (Works 4)

6. Bus Stop Shelters

" The current Five Year Capital Works Program includes \$100,000 for the construction of bus shelters at an annual expenditure of \$20,000.

On January 11, 1972, Council approved an expenditure of \$4,000 in advance of the 1972 Capital Budget to provide shelter at the P.N.E. parking area for the Park and Ride patrons. As it would be desirable to construct and place the balance of the 1972 shelters prior to the onset of inclement weather, I recommend that the remaining \$16,000 of the bus shelter appropriation for 1972 be approved in advance of the 1972 Capital Budget."

Your Board RECOMMENDS that the foregoing be approved.

7. Additional Street Lights for Rupert-Cassiar Diversion

The City Engineer reports as follows:

"The project for the widening of the Rupert-Cassiar Diversion from 1st Avenue to a point approximately 800 feet north includes funds for relocating the existing standard davit type street lights which are all located on the west side.

To provide adequate illumination for the wider roadway I consider it necessary to install additional standard davit type street lights, on the east side.

The abutting property is adjacent to Rupert Park and is all City-owned.

I estimate the cost of the additional street lights to be \$5,600.

Funds are available in the 1971 Street Lighting Capital Budget.

I RECOMMEND:

1. That standard davit type street lights be installed on the east side of the Rupert-Cassiar Diversion from First Avenue to a point approximately 800 feet north.
2. That \$5,600 be appropriated from Account 0217/7902, 'Replace Lighting Local Improvement Unallocated.' "

Your Board RECOMMENDS the foregoing recommendation of the City Engineer be adopted.

8. Attack Warning Signal Agreements

The Corporation Counsel submits the following report:

"The local Canadian Army Headquarters has written requesting the renewal of the following Attack Warning Signal Agreements which expired February 29, 1972, except for Location No. 32A which expired April 30, 1972:

Siren #17A	North East side of 51st Ave. at Fraser
32A	Lane off Chester St. near S.E. Marine Dr.
147	Lane near Blanca St. & 5th Ave.
151	North side of lane south of junction of Peveril, Columbia & 26th Ave.
153	South side of lane south of Kitchener St. end near Rupert St.

cont'd....

Board of Administration, August 11, 1972 (Works 5)

Clause #8 continued:

The renewals would be for a further term of five years from March 1, 1972, and in the case of Location No. 32A from May 1, 1972, with an option in favour of the Crown for a further renewal of five years from 1977. The consideration for each of these agreements would be the sum of \$1.00 per year, as in the previous agreement.

This matter has been discussed with the Assistant City Engineer, Electrical Division, and we would recommend execution of the agreements covering the sirens at the aforementioned locations. "

YOUR BOARD RECOMMENDS that the foregoing report of the Corporation Counsel be adopted.

INFORMATION

9. C.U.P.E. Resolution Concerning the use of Diesel Fuel for Pollution Control

The City Engineer reports as follows:

"In a letter to His Worship the Mayor dated April 27, 1972, the Canadian Union of Public Employees requested that the City consider a resolution passed by C.U.P.E. membership as follows:

'RESOLUTION # 45

WHEREAS one of the major polluters of the air is the internal combustion engine, and

WHEREAS diesel-fuelled engines release fewer hydrocarbons into the air;

THEREFORE BE IT RESOLVED that this 8th Convention of the B.C. Division, C.U.P.E., initiate an approach to all Municipalities with the purpose of persuading them to purchase, in future, diesel-fuelled units and convert to propane or diesel fuel those units already in service.

C.U.P.E. Local 389.'

In September, 1969, City Council instructed the Engineering Department to investigate the possible economies and reduction in air pollution which would result from the use of propane fuel in the City fleet. The Department carried out a comprehensive review of the characteristics of various fuels including diesel and natural gas, as well as propane. Council approved continued operation of two propane-powered test trucks, and utilization where practicable of diesel units in the truck fleet. Since then, the Engineering Department has significantly increased the number of diesel units in the truck fleet and has established diesel power as virtually standard throughout the equipment fleet.

These past studies and policy decisions make it apparent that the City has been concerned with exhaust emissions from its vehicles for some time, and has already adopted a policy of use of diesel vehicles where feasible. The recent C.U.P.E. resolution therefore is compatible with established City policy.

Council may wish to forward a copy of this report to the Canadian Union of Public Employees."

Your Board submits the matter to Council for INFORMATION.

(Copies of the C.U.P.E. letter dated April 27, 1972, are circulated for the information of Council)

Board of Administration, August 11, 1972 (WORKS 6)

RECOMMENDATIONS

10. Columbia-Quebec Connector: Dredging

The City Engineer reports as follows:

"As part of the filling of the Columbia-Quebec Connector, the City is committed, by agreement, to certain works related to an unloading dock and conveyor system for LaFarge Ltd. These works are now nearing completion and dredging is required before the system can be made operational. The City's share of these costs is estimated to be \$20,000. Funds are allocated for this purpose in the Columbia-Quebec accounts.

I recommend that the sum of \$20,000 be appropriated to account code No. 142/1615 to carry out these works."

Your Board RECOMMENDS the foregoing report of the City Engineer be adopted.

11. Commercial Crossing Agreements

On June 20, 1972, City Council adopted the motion that "the Board of Administration be instructed to review the policy of the City in requiring Street Crossing Bonds in Commercial areas with a view to:

- (a) Eliminating the requirement completely.
- (b) The possible requirement of a \$10.00 Crossing Fee to be additional to the Business License if (a) is adopted.
- (c) An initial one time fee to cover Engineering costs involved in the proposed crossing."

The City Engineer reports as follows:

"For almost the life of the City, boulevard crossings to serve all establishments other than one and two family dwellings have required an agreement between the owner and the City. These agreements have been registered as a charge against the owner's interest in the property and if the owner has not wished to provide this security he has furnished a bond in form and amount satisfactory to the Corporation Counsel.

These agreements have served two functions:

1. they indemnify the City against liability that might result from the existence or use of the crossing;
2. they required the owner or bond holder to remove the crossing and restore the boulevard to the satisfaction of the City Engineer when the crossing is no longer needed or when ordered to do so by the City.

The Corporation Counsel advises that at the present time the number of crossings being processed to accommodate the new developments in the City has placed a workload on the Law Department which is out of proportion to the benefits enjoyed by the City and that the protection against potential liability is no longer of any significance. Furthermore, the savings in the cost of removing crossings does not justify the time and effort that is presently expended to achieve that result.

Proposed Policy

In view of the lengthy legal procedures required in processing agreements, it is proposed to cancel the requirement of agreements for commercial crossings. As stated above, the history of damage claims involving crossings indicates that the public liability protection of the agreements is no longer necessary.

To avoid having the City bear the cost of removing abandoned crossings and restoring the boulevards a levy of \$25.00 per crossing will be collected from the applicants at the time the crossing permits are issued. This annual revenue, based on the number of crossings approved in 1970 and 1971, is estimated to be approximately \$8,000. This money would be accumulated in a Crossing Removal account. When the removal of crossings becomes necessary the work would be done by City forces and the costs would be borne by the Crossing Removal account. Examination of the adequacy of this charge in the future, as costs increase, would be subject to regular review.

cont'd....

Board of Administration, August 11, 1972 (WORKS 7)

Clause #11 continued:

If this charge is implemented, the cost to the public will remain approximately the same as it is now. It will however, be of great benefit to the public in that there will be no delay occasioned by legal formalities and individuals will not have charges placed against their property or alternatively will not be required to obtain bonds and pay the premiums for such bonds.

It is anticipated that very few crossings installed under this procedure will be abandoned in the next few years and the account should have only a few withdrawals during this period. The account will be used to replace abandoned crossings where no further vehicle access to the property is required. Where reconstruction or relocation of crossings or renovation of the boulevards is requested, the applicant will have to agree to remove disused crossings at no expense to the City before his application is approved. In other words, it is only the crossings that the City wants removed that will be paid for out of this account.

The existing agreements and bonds covering commercial crossings will remain in effect for the life of the crossings which they cover. In summary, it is anticipated that the fund will be used for less than 10 abandoned crossings each year.

Proposed Procedure

The following procedure is proposed:

1. The Engineering Department will continue to examine crossing applications and revise (when necessary) the accompanying crossing plan.
2. The current practice of obtaining the approval of the Zoning Planner of the Permit and License Department will continue.
3. The application will be approved and the crossing permit issued by the City Engineer immediately all requirements have been met and the approval of the Zoning Planner has been received.
4. At the time the permit is issued the applicant shall pay the following charges: (in addition to all installation costs).
 - a) \$25.00 per crossing in lieu of an agreement, to be credited to the Crossing Removal Account. (new charge)
 - b) continue to pay \$10.00 in lieu of annual rental for the normal width and number of crossings.
 - c) A charge of \$30.00 per foot for excess width of any crossing over 36 feet measured at the curb (new charge replacing existing annual charge of \$2.00 per ft.)
5. An abandoned crossing will be removed and the boulevard restored by the City Engineer and the costs charged against the Crossing Removal Account.

I RECOMMEND that:

1. The requirement for agreements covering commercial crossings be discontinued.
2. The procedure for administering and charging for commercial crossings be as outlined in this report.
3. All existing commercial crossing agreements remain in existence for the life of the crossings covered by the agreement.
4. The Corporation Counsel be instructed to prepare the necessary By-Law changes."

Your Board RECOMMENDS the foregoing recommendation of the City Engineer be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 413-414

Board of Administration, August 11, 1972 (SOCIAL - 1)

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATIONS

1. Skid Road Housing

On November 25, 1971, the Standing Committee on Health & Welfare met with representatives of the Vancouver Legal Assistance Society and senior officials of the City of Vancouver regarding Skid Road housing conditions. Many recommendations were approved by Council on December 7, 1971, one of which was as follows:

"That the following recommendation of the Director of Social Planning/Community Development be referred to the Medical Health Officer, the Director of SP/CD, the Director of Welfare Services, and the Director of Planning for report back; the report to be under the direction of the Medical Health Officer.

'Since a policy of stringent enforcement of the Fire Bylaw and Lodging House by-law as amended will result in a reduction of low cost housing stock presently occupied by derelicts and difficult to house persons, SP/CD report to Council on the feasibility of establishing residential accommodation for derelicts and other difficult to house men and women. This report shall evaluate similar accommodations in other parts of Canada as well as in other countries, recommend methods of administration, suggest suitable sites, determine whether it is preferable to proceed by new construction, renovation, conversion or leasing of rooms and estimate costs."

The Medical Health Officer reports as follows:

"I have convened a series of meetings involving the staff of the Department of Social Planning, the Department of Welfare & Rehabilitation, the Department of Veterans' Affairs, the Planning Department, and the Board of Parks & Public Recreation, in order to develop a comprehensive approach to the problem of accommodating derelicts and other difficult to house men and women in the Skid Road area.

The meetings produced agreement on the following points -

- (a) Experience elsewhere in Canada and in other countries has not been found to be specifically useful when applied to the situation in the Vancouver Skid Road area because of differing cultures, laws, a different scale of problem and different resources.
- (b) A large facility to house men and women who create problems in the existing lodging houses is not desirable, whereas a smaller facility (to accommodate 50-75 persons) is desirable.
- (c) New construction would be necessary to create an appropriate residential facility that is not easily damaged. Renovation of any existing building in the area is not economically feasible because of the special type of construction required.
- (d) A residential facility for these persons need not contain meal services if it were located within approximately four blocks of a meal service now participating in a City contract (e.g. Alpine Cafeteria on Union Street).

. . . Cont'd.

Clause No. 1 (Cont'd.)

- (e) Residents of this special facility would, therefore, be accommodated on the basis of meals and lodgings, plus comforts allowance. They would have service from the Welfare & Rehabilitation Department or the Department of Veterans' Affairs towards rehabilitation and would not, therefore, permanently reside in the facility, but would likely be housed on a month-to-month basis. Placement in other suitable accommodation would be supervised, but relapsing behaviour would lead to re-entry.
- (f) The meetings agreed that this program would cater to many of the difficult persons that are now scattered over several lodging houses, thus enabling some problem lodging houses to operate at a level more acceptable to the Health Department.
- (g) There was additional agreement that a cooperative program of more intensive supervision by both the Department of Welfare & Rehabilitation and the Department of Veterans' Affairs would bring most derelicts under a meals and lodging program. This has already been begun by DVA staff, as a result of these meetings.
- (h) There was total agreement that there should be concomitant development of a new recreation program for Skid Road inhabitants using existing facilities (e.g. Alpine Cafeteria in evening hours) and perhaps facilities built into the proposed new residential building. This would be the first organized public recreation program in the downtown East side. The staff of the Board of Parks & Public Recreation estimate the costs of this program (under the supervision of the Recreation Director for Strathcona) as follows -

Full-time Assistant Project Director II -----	\$ 9,800.
(Pay Grade 18)	
Half-time clerk -----	5,500.
	\$15,300.
Plus fringe benefits @ 13% -----	1,700.
	\$17,000.
Rent, supplies, etc. -----	5,500.
	<u>\$22,500.</u>

The recreation project would be geared to the past activities and job skills of Skid Road inhabitants.

- (i) In consultation with Central Mortgage & Housing Corporation the Planning Department estimate that a 50-place supervised residence could be built for \$10,000. per housekeeping unit, including land, on the basis of design for ease of cleaning, proofing against fire and vandalism. It is believed that this facility could be built under the National Housing Act, Section 40 (75% CMHC, 25% Province of British Columbia), with operating losses shared 75% Federal, 12.1/2% by the Province and 12.1/2% by the City. If responsibility for this project were assumed by the Greater Vancouver Regional District, the

. . . Cont'd.

Board of Administration, August 11, 1972 (SOCIAL - 3)

Clause No. 1 (Cont'd.)

local share of operating losses would be borne by the District. (Council, August 24, 1971, agreed to request the Greater Vancouver Regional District to assume the operating losses for existing and approved projects within the City boundaries and the District earlier this year acceded to this request. At the same time, the Council decided to continue to initiate public housing within the City boundaries, for special purposes and to request the Regional District to accept the local share of operating losses for such projects when they are completed. The housing project proposed in this report falls in this latter category).

The staff participating in this review recommend -

- A. That the City of Vancouver, in consultation with the Province of British Columbia and Central Mortgage & Housing Corporation develop a 50-place supervised residential facility in the downtown area -
 - (i) preferably within walking distance of food services to avoid major built-in facilities,
 - (ii) to include activity and lounge areas,
 - (iii) to a standard for particular ease of cleaning and proofing against vandalism and fire,
 and that the Planning Department be asked to coordinate this task and report back to Council on specific plans.
- B. That the Board of Parks & Public Recreation prepare a more detailed proposal for a Skid Road recreation program for consideration by Council.
- C. That the Department of Welfare & Rehabilitation, in cooperation with the Department of Veterans' Affairs, continue to expand the current practice of supervising food and lodgings of persons unable to manage their own affairs.
- D. A Steering Committee continue to coordinate planning of this facility under the direction of the Director of Planning. This committee should meet with agencies and individuals working and living in the downtown East side."

Your Board RECOMMENDS acceptance of the above report of the Medical Health Officer.

Board of Administration, August 11, 1972 (SOCIAL - 4)

2. Changes to System of Emergency Cheque Production

The Board of Administration has received the following report from the Director of Welfare and Rehabilitation Department:

"In January of 1971, the Welfare and Rehabilitation Department installed two Burroughs accounting machines to be used for the preparation of emergency cheques and for preparing data in punch card form for subsequent computer processing. The card punches which were connected to these machines proved to be mechanically unreliable and were recently replaced for a trial period with paper tape punches. These paper tape punches are operating satisfactorily, however, they do cause a change in procedures. Since the City's computer system cannot read paper tape, it is necessary to convert the paper tape to magnetic tape. There is an additional monthly cost of about \$150.00 involved in this conversion, for the delivery service and computer service bureau. The rental charges on the Burrough machines have been reduced by \$355.00 per month, which will produce a net annual saving of about \$2400. For the remainder of 1972 the savings will be about \$1000.00.

I recommend that approval be given for these changed procedures and further that the necessary contract for the use of the IBM Computer Service Bureau be signed, subject to Corporation Counsel approval, and that the 1972 appropriation for account be reduced by \$1000."

YOUR BOARD RECOMMENDS that the recommendation of the Director of Welfare and Rehabilitation be approved.

3. A YWCA Programme for the Sunset Area
Purchase of Outside Services

This report recommends purchase of service from the YWCA of \$3,500.00 to continue the development of children's programmes begun under the Local Initiatives Programme by the YWCA in the Sunset local area. The funds would come from the Department of Social Planning/Community Development already approved 1972 Budget for the Purchase of Outside Services. The programme will cover four months, September 1 to December 31, 1972. Application for Cost Sharing under the Canada Assistance Plan has been made which if successful will reduce the cost to the City by \$1,500.00 for a total expenditure of \$2,000.

The Director of SP/CD reports as follows:

"The YWCA has been one of the most co-operative and active agencies in the Fraserview Killarney Local Areas. This agency responds to community needs and works in conjunction with other local services. Last January they received a Local Initiatives grant which allowed them to develop children's programmes in association with five elementary schools in the Sunset area.

Sunset, the third local area within the new South District¹ boundaries, has had a very low level of most social services. Thus staff² working from the new Fraserview Neighbourhood Centre in the Library have begun to focus some attention on the Sunset area. In co-operation with the schools, Metropolitan Health, local churches, the Sikh Temple, and others active in the area, new programmes and services are being developed.

. . . Cont'd.

Board of Administration, August 11, 1972 (SOCIAL - 5)

Clause No. 3 (Cont'd.)

The particular programmes developed by the YWCA in conjunction with elementary schools have been especially needed for youngsters having social and behavior problems and for new East Indian children having language and cultural adjustment problems. There is a further need to work with high school counsellors who are concerned about their Grade 8 and 9 students also with cultural and ethnic differences and to enlist the support of the many churches and ethnic groups³ in the area.

Budget

The YWCA require \$3,500.00 to carry on this programme over the four months - September to December. The Province has informed us that the YWCA is listed as an approved agency eligible for CAP sharing. The net cost to the City, to cover salaries and other shareable items (\$3,000) and programme costs (\$500) is \$2,000.

RECOMMENDATIONS

- (a) The Director of SP/CD recommends that the YWCA be engaged for the sum of \$3,500 to carry on the children's programme referred to above in the Sunset area from September 1 to December 31, 1972. The YWCA will make provision in their 1973 budget to maintain this level of service. Funds are available in the Department's Purchase of Outside Services account to cover the cost of this service.
- (b) If the Federal Government implements a Winter Works Program in 1972-73, similar to the previous year's program, the Y.W.C.A. be required to apply for a Grant to fund this service and the City grant be reduced pro rata. In 1971, Federal Local Initiative grants were available commencing November 1st."

Your Board of Administration submits the foregoing report and RECOMMENDS Council approval of its recommendations.

¹See Appendix A for map of areas.

²Participating agencies are CAS, CFCS, FSC, City Welfare, Family Court (Probation), YWCA, and the Local Area Council of Fraserview Killarney.

³In two or more elementary schools the enrollment of East Indian children has exceeded 15%. These children have more problems with language and cultural adjustment than do their European counterparts. The East Indian population in South Vancouver is growing rapidly. In John Oliver High School the total number of ethnic minorities outnumber the Anglo-Saxon enrollment, the largest group being German Mennonites. In both cases these ethnic and cultural differences produce difficulties for the youngsters involved and more understanding of the differences is required by all concerned.

Board of Administration, August 11, 1972 (SOCIAL - 6)

4. Social Planner - Downtown East Side

Your BOARD submits the following report of the Director of SP/CD:

"Introduction

This report recommends the establishment of a temporary position of Social Planner, in the Department of SP/CD, for a period of one year. Costs are shareable under the Canada Assistance Plan (CAP).

Between February and December 1970, the Department of SP/CD employed a Skid Road Co-ordinator and carried out studies in the Downtown East Side. The findings and recommendations of these studies were reported to Council in 1971. During the past eighteen months the Department has not been able to provide social planning staff to Skid Road. Finding someone suitable for the task and acceptable to residents, social agencies, and merchants has been difficult.

Proposal

Such a person will be employed fulltime in Skid Road and unlike other SP/CD staff would be assigned no other project responsibilities either in the Department of SP/CD or in other parts of the City. If, at the end of one year, there are indications that the job should be continued on a more permanent basis and built into the Department, this would be reported to Council. Otherwise, it could be renewed for an additional temporary period or terminated.

Examples of the kind of responsibilities to be assumed by the person filling this position on behalf of the Department of SP/CD are as follows:

taking the initiative for implementing some of the Housing recommendations approved by Council in 1971;

assisting City officials and Skid Road field staff and residents plan for the successful opening of Oppenheimer Lodge in 1973;

resolving some of the conflicting economic and social interests in the area;

ensuring co-operative planning of social services and attempting to strengthen community spirit.

The Acting Director of Personnel Services has reviewed the duties and responsibilities of this position and recommends that it be classified as a Co-ordinator, Local Area Services, Pay Grade 28 (\$1,005 - \$1,203 per month). This recommendation has been discussed with the Business Manager of the Municipal and Regional Employee's Union who concurs. The estimated cost of salary and fringe benefits for the twelve month period is \$15,286, calculated at the mid step of the salary range.

Recommendations

The Director of SP/CD recommends Council approval:

to establish a temporary position of Co-ordinator, Local Area Services (Skid Road Social Planner) for a period of twelve months commencing September 15, 1972;

for the estimated expenditure of \$15,286 for salary and fringe benefits from the Department of SP/CD's 'POSER' Account.

Funds are available in the Department's approved 1972 budget to cover this expenditure. Application for CAP cost sharing will be made in the usual way through the Provincial Government."

Your Board RECOMMENDS Council approval of the foregoing report and recommendations of the Director of SP/CD.

Board of Administration, August 11, 1972 (SOCIAL - 7)

CONSIDERATION

5. Handicapped Housing Group
Grant Request

The Director of Social Planning/Community Development reports:

"A group of paraplegics and quadraplegics have just recently organized themselves to try to solve their two most serious problems; namely, transportation and housing. They operate from quarters at 1345 S.W. Marine Drive rented from the Canadian Paraplegic Association, on a budget of \$9,500, which does not include salaries. (Copy of their budget attached - see Appendix.) Seven handicapped persons are employed, mainly to help paraplegics find suitable accommodation. Success has been limited during the first few weeks of their efforts.

People in wheelchairs are unable to ride buses. Few own or drive automobiles. The 'Bunny Bus', at \$2.00 per person one way, is expensive. If the paraplegic is living on the Dependents Persons Allowance of \$139 monthly, looking for employment or accommodation is very difficult. Trying to find accommodation without architectural barriers - curbs, stairs, narrow doorways, accessible kitchen and bathroom facilities - compounds their problem.

The experimental, self-help program now being undertaken by the Handicapped Housing Group include the following: housing registry for handicapped persons; referral centre for hospitals and social agencies; finding employment as well as accommodation for paraplegics; and information services for physically handicapped persons.

The Handicapped Housing Group has requested funds from the City to cover salaries at \$400.00 per month for two staff persons, totalling \$9,600 per year. The Director of SP/CD is supportive of their innovative efforts and has encouraged them to seek funds from the Provincial Government and other sources as well.

Recommendation

The Director of SP/CD recommends:

City Council approval for a grant of \$5,000 chargeable to the Department's Purchase of Outside Services (POSER) account to enable the Handicapped Housing Group to employ one full-time staff person for a year. The program will be reviewed in order to assess its value. Funds are available in the Department of SP/CD approved 1972 budget for Purchase of Outside Services to cover this grant. Canada Assistance Plan sharing will be sought."

Your Board submits the foregoing report for the CONSIDERATION of Council.

A representative of the Handicapped Resource Centre wishes to appear before Council as a delegation if the grant is not approved.

FOR COUNCIL ACTION SEE PAGE(S) 414-415

BUILDING AND PLANNING MATTERSRECOMMENDATIONS1. Regional District Official Plan Change

The Director of Planning and Civic Development reports as follows:

"Since April 1, 1969, the City of Vancouver has been legally bound into the Official Regional Plan of the Lower Mainland as it applies to areas of the Greater Vancouver Regional District. As such, any changes in the City Zoning and Development By-law must be consistent with provisions of the Regional Plan in those areas. Changes in the Regional Plan must be approved by the Regional District Board. The majority of the City area is under an 'Urban' designation on the Regional Plan which permits the wide range of land uses found in the City. As a result, City Zoning and Development By-law changes are not usually inconsistent with the Regional Plan objectives. However, some areas of the City are shown 'Industrial' on the Regional Plan. Unlike 'Urban', this designation only permits development to industrial uses.

Council has accepted a report by the Special Committee re False Creek based on studies by the Planning Department and a Consultant firm which indicates that areas of False Creek should, in the future, be developed to a combination of residential, commercial and recreational uses as well as industrial uses related to central City requirements. This is a change in direction from the wholly industrial aspect of the area which is shown in the 'Industrial' designation on the Regional Plan as well as on the City Zoning maps. In order to amend the City By-law to permit a wider range of uses in False Creek, it will be necessary to first change the Regional designation from 'Industrial' to 'Urban'.

It is the policy of the Regional District Board not to accept requests for Plan changes without a resolution from the Council of the member municipality requesting such a change.

In order to make it possible for the development changes in False Creek to be consistent with the Regional Plan designation, it is recommended that Council adopt the following resolution:

'BE IT RESOLVED that future development for the City of Vancouver would be most appropriately serviced by changing the Regional Plan designation of the False Creek area west of Main Street from "Industrial" to "Urban", and it is directed that the Director of Planning and Civic Development make application, in the name of the City, to the Greater Vancouver Regional District to effect such a change.'

The Director of Planning and Civic Development recommends that this resolution be adopted."

Your Board RECOMMENDS that the recommendations of the Director of Planning and Civic Development be adopted.

2. Rezoning: S/W Corner of 33rd Avenue
and Heather Street (R.C.M.P. Subdivision
Headquarters)

The Director of Planning and Civic Development reports as follows:

"In May, 1968, an application was submitted by Mr. R.J. Bickford of the Department of Public Works, whereby Block 838 except the southerly 300', District Lot 526, being the south-west corner of 33rd Avenue and Heather Street, would be rezoned from an RT-2 Two Family Dwelling District to a CD-1 Comprehensive Development District, for the purpose of 'comprehensive redevelopment of the R.C.M.P. complex - Vancouver'.

Several discussions took place between the architects, Mr. R.J. Bickford for the Department of Public Works, Superintendent P. Bozowsky, R.C.M.P., and the Planning Department. Subsequently, however, it was agreed that the application was to be held, pending submission of further information.

Early in 1972, a letter was submitted, together with revised sketch plans of the proposed development, to the Director of Planning and Civic Development, requesting the application be proceeded with. After preliminary examination of the revised submission, a meeting took place on April 24, 1972, between officials of the Department of Public Works and the Zoning Planner on the proposed rezoning.

Existing Facilities on Site:

- Main Building - Administrative Offices, Conference Rooms, Mess Facilities, Single Men's Quarters (25)
- Garage and Offices - Consisting of car maintenance, vehicle equipment storage, radio repair
- Carport - Covering the parking for 8 vehicles
- Storage Buildings - General storage, firing range, artisans workshop
- Temporary Crime Lab

The site has a frontage of 500' on 33rd Avenue and a depth of 997.5', giving a site area of approximately 11.5 acres.

The scheme of development submitted for the comprehensive zoning indicates retaining the existing main building, which is well set back from 33rd Avenue and Heather Street, and the construction of 3 additional buildings, same to be constructed in 3 phases. The first building to be constructed is the Crime Detection Laboratory, being 2 storeys and cellar and approximately 34' in height above grade. Phase II is a building to be used as the Subdivision Headquarters; a 3 storey structure approximately 44' in height. Phase III is a building for Security and Intelligence, being a 3 storey building approximately 37' in height.

Building Sizes

The existing main building has a main floor area of just over 9,000 square feet. The Crime Detection Laboratory indicates a building 100' in width and 200' in length. The Subdivision Headquarters Building indicates 124' in width and 250' in length. The Security and Intelligence Building is 124' by 124'.

Floor Area

The plans indicate the total development, including cellar areas, upon completion will have a total floor area of 199,596 square feet, being a floor space ratio of 0.40.

Board of Administration, August 11, 1972 (BUILDING - 3)

Clause 2 continued

Site Coverage - Approximate

Buildings	15%
Buildings, parking areas and manoeuvring aisles	49%
Landscaped areas	51%
Off-street parking	for approximately 323 automobiles
Vehicular ingress and egress to the site	restricted to Heather Street

Setback of Buildings - Approximate

Existing main building	135' from West 33rd Avenue and 110' from the north-south lane or westerly property line
Phase I - Crime Detection Laboratory	90' from the westerly property line and 120 feet from the southerly pro- perty line
Phase II - Subdivision Headquarters Building	90' from the westerly property line and 160' from Heather Street
Phase III - Security and Intelligence Building	120' from the southerly property line and 68' from Heather Street

Open space between the buildings varies from 115' to 148'

Mr. K.R. Gelhede, Project Manager, Department of Public Works, also states in his letter that in the proposed development, it is expected that the floor space ratio will be approximately 0.40; the total staff is expected to be 350. On enquiry, it was confirmed that one antenna would be required for radio broadcasting and receiving.

To the north, across 33rd Avenue, is St. Vincent's Hospital, which was approved at Public Hearing on April 13, 1967, for rezoning to CD-1 Comprehensive Development District; the floor space ratio not to exceed 1.0.

On the west are single family dwelling sites, located on the east side of Willow Street between 33rd and 37th Avenues.

To the south is the Workmen's Compensation Board building, which is zoned CD-1 Comprehensive Development District, as is their property to the east of Heather Street, with a floor space ratio, by resolution of Council, not to exceed 1.0.

Across Heather Street, on the east side, commencing at 33rd Avenue, is a further CD-1 Development, consisting of a Church and Senior Citizens' Development, with the floor space ratio, by resolution of Council, not to exceed 0.50.

Between the south side of McGuigan Avenue and the Workmen's Compensation Board development is single family property.

The subject site has been occupied by the R.C.M.P. for many years, and it will be recalled that when Council were dealing with the rezoning of the properties to the south, to permit extensions to the Workmen's Compensation Board building, enquiries were made as to the possibility of the Workmen's Compensation Board acquiring a portion of the R.C.M.P. site. This was not possible, because at that time and also previously, the Department of Public Works had under consideration development of this site for the R.C.M.P. Headquarters.

cont'd . . .

Board of Administration, August 11, 1972 (BUILDING - 4)

Clause 2 continued

IT IS RECOMMENDED that the application be APPROVED, thereby rezoning the property to a CD-1 Comprehensive Development District, with the use being restricted to "a use required by a Public Authority (R.C.M.P. Headquarters) and customarily ancillary uses", subject to the following conditions:

1. The detailed scheme of development to be first approved by the Technical Planning Board, after consultation with the City Planning Commission and receiving advice from the Design Panel on the architectural design.
2. The floor space ratio not to exceed 0.50 gross, but may exclude any underground off-street parking and storage areas.
3. The buildings not to exceed 50' in height, measured from the adjoining grades.
4. The vehicular ingress and egress to the site to be limited to Heather Street.
5. The Technical Planning Board, in considering the Development Permit Application, to have particular regard to the landscape treatment of the open portions of the site, including adequate screening of the surfaced parking areas and loading facilities.
6. All utilities to be underground.

The Technical Planning Board, at its meeting of August 11, 1972, endorsed the recommendations of the Director of Planning and Civic Development."

Your Board RECOMMENDS the report of the Director of Planning and Civic Development be received and the application be referred for the consideration of Council at the next Public Hearing, Thursday, August 31, 1972, at which time the report of the Vancouver City Planning Commission will be before Council.

3. Rezoning: N/S of East Broadway between
Slocan and Penticton Streets
(City-owned Land)

The Director of Planning and Civic Development reports as follows:

"An application has been received from Mr. Doyle of Hamilton/Doyle and Associate Architects, 740 Nicola Street, Vancouver, requesting an amendment to the Zoning and Development By-law whereby Lots 18-24 inclusive and Lots B & C, Block 22, N $\frac{1}{2}$, Section 34, THSL, being the north side of East Broadway between Slocan and Penticton Street, would be rezoned from an RS-1 One Family Dwelling District to a CD-1 Comprehensive Development District for the purpose of '... a senior citizens' residence and an adjoining church building'.

In May, 1970, an application was made by Mr. W.A. Street, Solicitor, which was considered by Council at a Public Hearing on August 27, 1970. The Technical Planning Board and the City Planning Commission recommended to Council that the application be approved, subject to the following conditions:

1. The detailed scheme of development to be first approved by the Technical Planning Board after consultation with the Design Panel with regard to architectural design and advice from the Town Planning Commission. The gross floor space ratio not to exceed 0.55. The development not to exceed two storeys nor 35 feet in height. The bulk, mass and form of development to be in keeping with the adjacent one family area. The development to provide adequate setbacks from the property lines; open landscaped area and satisfactory off-street parking facilities, etc.

cont'd . . .

Clause 3 continued

- 2. The site to be developed and maintained at all times as one integrated development.
- 3. No signs or advertisements shall be permitted save for such sign or advertisements as may be approved by the Technical Planning Board having regard to Section 10(12)
(a) - Signs and Advertisements permitted in an R District - of the Zoning and Development By-law.

FURTHER that should the above conditions or such other conditions as set by City Council following a Public Hearing not be complied with by the owners in order to permit the three readings of the amending by-law to be imolemented within 120 days from this date (Public Hearing date) this approval shall expire.'

The Technical Planning Board and City Planning Commission were of the opinion that the density proposed and the height of building was unsuitable in this location. Mr. Street, in speaking to the application in Public Hearing, requested a floor space ratio of 1.45, a scheme of development which would allow a structure 60' x 90' of nine storey senior citizens' housing unit comprising some 80 units and a church and education centre, including 70 underground parking spaces plus 20 surface parking. Council's action was:

'THAT the original application be approved as submitted with the uses being restricted to a church and senior citizens' apartment building with customary accessory uses, subject to the following conditions:

- 1. The detailed scheme of development to be first approved by the Technical Planning Board after consultation with the Design Panel with regard to architectural design and advice from the Town Planning Commission. The development to provide adequate setbacks from the property lines; open landscaped area and satisfactory off-street parking facilities, etc.
- 2. The site to be developed and maintained at all times as one integrated development.
- 3. No signs or advertisements shall be permitted save for such sign or advertisements as may be approved by the Technical Planning Board having regard to Section 10(21)
(a) - Signs and Advertisements permitted in an R District - of the Zoning and Development By-law.

FURTHER that should the above conditions not be complied with by the owners in order to permit the three readings of the amending by-law to be implemented within 120 days from this date (Public Hearing date) this approval shall expire.'

These conditions were not met; therefore, the amending by-law could not be given the three readings.

The form of development now submitted, shown on the sketch plans prepared by Hamilton/Doyle and Associate Architects, indicates a similar scheme of development, with the church building being located adjacent to Slocan Street and the 9 storey senior citizens' building on the westerly end of the site, adjacent to the Y.M.C.A. development.

Brief Analysis of the Proposed Developments

	<u>1970 Development</u>	<u>Current Development</u>
Site Area (approx.)	54,000	54,000
Use	Senior Citizens' Apartment, Church & ancillary uses	SAME

Board of Administration, August 11, 1972 (BUILDING - 6)

Clause 3 continued

Floor Area	Senior Citizens' Bldg. 41,870	Senior Citizens' Bldg. 37,640
	Church & ancillary use <u>36,060</u>	Church & ancillary <u>29,445</u>
	Total 77,930 $\frac{1}{2}$	Total 67,085
Floor Space Ratio	1.45	1.22
Dwelling Units	80	80
Size of Tower	60' x 90'	57' x 83.5'
Height of Tower	9 floors	9 floors
Parking Spaces	90	80
Site Coverage by Buildings	40%	56%

Should Council wish to approve the rezoning of this application following a Public Hearing thereon, it is recommended the uses be restricted to a Senior Citizens' High Rise Apartment, Church, Gymnasium and customary ancillary uses, subject to the following conditions:

1. The detailed scheme of development to be first approved by the Technical Planning Board after advice from the Design Panel with regard to architectural design and advice from the Vancouver City Planning Commission. The development to provide adequate landscaped setbacks from all property lines, suitable treatment of all open portions of the site, including roof treatment and satisfactory off-street parking facilities, etc.
2. The floor space ratio not to exceed 1.22.
3. The owner to submit a satisfactory undertaking that the site will be developed and maintained at all times as one integrated development.
4. No sign or advertisement shall be permitted except for such signs or advertisements as may be approved by the Technical Planning Board, they having regard to Section 10(21)(a) of the Zoning and Development By-law.

Further, that should the above conditions not be complied with by the owners in order to permit the three readings of the amending by-law to be implemented within 120 days from this date (Public Hearing date), this approval shall expire.

The Technical Planning Board, at its meeting of August 11, 1972, endorsed the recommendations of the Director of Planning and Civic Development."

Your Board RECOMMENDS the report of the Director of Planning and Civic Development be received and the application be referred for the consideration of Council at the next Public Hearing, Thursday, August 31, 1972, at which time the report of the Vancouver City Planning Commission will be before Council.

Board of Administration, August 11, 1972 (BUILDING - 7)

4. Rezoning: N/S of West 41st Avenue
between Trafalgar and MacKenzie Streets

The Director of Planning and Civic Development reports as follows:

"On November 22, 1971, at Special Council (Public Hearing), an application by W.D. Buttjes, Architect, for Crofton Manor Ltd., to rezone Lots 9-16 inclusive, and approximately the southerly 183.75' of Lots 24-31 inclusive, Block 9, D.L. 2027, being the north side of West 41st Avenue between Trafalgar and MacKenzie Streets, from an RS-1 One Family Dwelling District to a CD-1 Comprehensive Development District, was approved by Council subject to prior compliance by the owners to a number of conditions prior to the three readings being given to the amending by-law. Further, that should the conditions not be complied with within 180 days of approval to the rezoning, the approval contained in the resolution would expire.

Development Permit Application No. 57781 for the development was filed on December 14, 1971, and was considered by the Technical Planning Board on January 28, 1972, when the application was approved subject to a considerable number of conditions to be first met prior to the issuance of the Development Permit and prior to Council giving the three readings to the amending By-law. The revised plans have now been submitted by the architect and are being processed.

Mr. Cook has now, by letter of July 31, 1972, requested an extension of time to complete the conditions imposed by Council. He states:

'This request has been brought about by several factors, among them being the unfortunate strike of the City Hall employees and the fact that this is a major project of which several details have required a good deal of consideration.'

In a telephone conversation between the Zoning Planner and Mr. Cook on August 3, 1972, Mr. Cook advised that he now has acquired all the lands and is proceeding immediately with consolidation of the said lands. He would therefore appreciate the time limit to implement the conditions required by Council to be extended to not later than October 31, 1972. Mr. Cook expressed the view that he did not believe it would take that long, but it was felt that this was a time limit that could be met."

The Director of Planning and Civic Development recommends that Mr. Cooks' request be approved and the time limit be extended to October 31, 1972.

Your Board RECOMMENDS the foregoing recommendation of the Director of Planning and Civic Development be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 4/5

BOARD OF ADMINISTRATION, August 11, 1972 (FINANCE-1)

FINANCE MATTERSRECOMMENDATION1. Investment Matters - (Various Funds) - June, 1972

- (a) Security transactions during the month of June, 1972
 (b) Summary of Securities held by the General and Capital Accounts

(a) GENERAL AND CAPITAL ACCOUNT TRANSACTIONS

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Cost</u>	<u>Term Days</u>	<u>Annual Yield %</u>
<u>Chartered Banks and Government Deposit Receipts and Notes Purchased</u>						
June 28	Newfoundland Labrador Power Commission	July 31/72	\$1,004,656.16	\$1,000,000.00	33	5.15
28	Prov. Bank of Can.	July 31/72	1,000,000.00	995,460.00	33	5.05
28	Bank of Montreal	July 31/72	502,260.27	500,000.00	33	5.00
29	Bank of B.C.	June 30/72	2,000,267.12	2,000,000.00	1	4.875
29	Bank of Nova Scotia	July 31/72	1,700,000.00	1,692,469.00	32	5.07
29	Can. Imperial Bank	July 26/72	200,000.00	199,256.00	27	5.05
29	Can. Imperial Bank	July 26/72	500,000.00	498,130.00	27	5.08
30	Toronto Dominion Bank	July 27/72	702,459.59	700,000.00	27	4.75
30	Bank of Montreal	July 28/72	702,550.68	700,000.00	28	4.75
			<u>\$8,312,193.82</u>	<u>\$8,285,315.00</u>		

CEMETERY PERPETUAL CARE TRANSACTIONS

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Price</u>	<u>Cost</u>	<u>Term Yrs/Mos.</u>	<u>Annual Yield %</u>
<u>Debenture Purchased</u>							
June 27	City of Vancouver 6%	June 15/80	<u>\$1,000.00</u>	\$88.50	<u>\$885.00</u>	8/0	7.97

(b) SUMMARY OF SECURITIES HELD AS AT JUNE 30, 1972GENERAL AND CAPITAL ACCOUNTS ONLY

<u>Type of Security</u>	<u>Par or Maturity Value</u>	<u>Cost or Book Value</u>
<u>Short Term</u>		
Chartered Banks and Government Deposit Receipts and Notes	<u>\$6,311,926.70</u>	<u>\$6,285,315.00</u>
<u>Medium Term</u>		
B.C. Hydro & Power Authority 7% Parity Bonds due Sept. 1/75	<u>\$300,000.00</u>	<u>\$302,055.59</u>

RECOMMENDATION

Recommended by your Board that the report of the Director of Finance on Investment Matters (Various Funds) for June, 1972 be confirmed.

Board of Administration, August 11, 1972 (FINANCE - 2)

CONSIDERATION

2. Vancouver Art Gallery Association By-law Amendments

The Corporation Counsel reports as follows:

"As required by its by-law certain amendments thereto approved by the members at the annual meeting of this association held on March 23, 1972 have been submitted for the approval of the City Council. The amendments take effect only after they have been so approved. A copy thereof is circulated and a copy of the purposes for which they are designed to fulfil, prepared by Mr. Peter M. Hendrie, is also circulated.

It will be noted that the amendments will change the name of members of the management council from "directors" to "trustees" and that member donors will be classified in accordance with the amounts of their donations. They will also provide for an enlargement of the council from 26 to 36 trustees and for the appointment of a managing director and financial administrator.

In large measure the amendments relate to the internal management of the Gallery, in the method of electing trustees, and for defining the duties of certain officials. They do not alter the objects of the association or its obligations to the City. The City's representation on the council of the association remains unaffected."

Your Board submits the foregoing report for consideration of Council.

RECOMMENDATIONS

3. Additional Court Services - Emergency Program Progress Report for July 1972

In accordance with Council resolution of June 27, 1972, the Provincial Court Administrator reports as follows on the operation of additional courts at 800 West Georgia and courts 6 (Coroner's) and 7 and 8 at 475 Main Street for the period July 4-31, 1972.

- (a) Four courts commenced operations at 800 West Georgia on July 4, 1972 - two dealing with drug matters, and two dealing with criminal cases. An additional court was added on July 17th. The total of cases completed at this location between July 4-31 was 326.
- (b) Courts 6, 7, 8, which would normally be shut down for July and August, were kept in operation during July and between July 4-31 between them accounted for 168 cases completed.
- (c) Courtroom 3 (formerly occupied by the drug court which was traversed to 800 West Georgia Street) was operated for criminal cases between July 4-31 and accounted for 96 cases completed.

The cases completed included those disposed of in court, withdrawals and cases in which the proceedings were stayed.

The chart which is circulated gives the statistical position, and notwithstanding that one of the drug courts is really a regular court, the overall reduction from the backlog is approximately 500 cases.

Your Board RECOMMENDS that the foregoing report of the Provincial Court Administrator be received.

Board of Administration, August 11, 1972 (FINANCE - 3)

4. One Additional Position in the Shipping
Department of the Vancouver Public Library

The following report has been received from the Co-ordinator of Data Processing & Systems:

"The Library Board has approved a recommendation from the Systems Analyst (Library) to add one position in the Shipping Department of the Library, and reduce workload in two other sections of the Library by transferring some work now done in other sections of the Library to the new position. The workload in the Shipping Department has increased during the last few years to a point where books are not being distributed to the branches for two to three weeks after receipt by the Library. The increased workload is caused by a number of factors which include more receipts caused by the transfer of books between branches, and boxes of books are now unloaded from delivery trucks by Library staff since the truck drivers will no longer unload their trucks at the Library.

The Shipping Clerk requires a helper to help with the mail, to receive and distribute books and related work. The Head of Personnel at the Library has classified this work at Library Clerk I, Pay Grade 4, level of complexity.

The proposed position will reduce the workload in other sections of the Library. The Library therefore plans to abolish one Library Clerk I position in the Circulation Section and replace it with 20 hours per week of Library Clerk I part time help, and reduce part time Library Clerk I assistance in Stack Services from 36 to 24 hours per week, for a combined saving of 27 hours per week.

The recurring annual cost at 2nd half 1971 rates amounts to approximately \$1,220 including fringe benefits. Estimated cost for the period August 1, 1972 to December 31, 1972 will be \$510.

The Comptroller of Accounts advises that the necessary funds for the remainder of 1972 can be provided from Contingency Reserve.

Summary

<u>Public Services</u>	<u>Present Classification</u>	<u>Proposed Classification</u>	<u>Effective Date</u>
Circulation Section ABOLISH one regular position	Lib. Clerk I p. g. 4 (\$326-\$382)		When approved
Stacks Services ABOLISH 12 hours per week part-time	Lib. Clerk I p.g. 4 (\$2.14 - \$2.51 per hour)		When approved
Circulation Section ESTABLISH 20 hours per week part-time		Lib. Clerk I p. g. 4 (\$2.14 - \$2.51 per hour)	When filled
<u>Administration</u> Shipping Department ESTABLISH one regular position		Lib. Clerk I p.g. 4 (\$326 - \$382)	" "

The above recommendation has been referred to the Vancouver Public Library Staff Association, Local 391 C.U.P.E. and the proposed new position has been concurred in. It is noted, however, that the Staff Association objects in principle to the re-allocation of hours from one department to another; letter dated April 6, 1972 is circulated for information.

It is recommended that the request of the Library Board to establish a new Library Clerk I position in the Shipping Department, abolish one regular Library Clerk I position in Circulation, establish 20 hours per week of part time Library Clerk I work in Circulation and abolish 12 hours per week part time of Library Clerk I work in Stocks Services be approved and that the \$510 additional cost necessary for the remainder of 1972 be added to the Library's salary account."

Your Board RECOMMENDS that the above recommendations of the Co-ordinator of Data Processing & Systems and the Library Board be approved.

Board of Administration, August 11, 1972 (FINANCE - 4)

CONSIDERATION

5. Festival of Forestry - Grant

The City Clerk reports as follows:

"A letter has been received from the Festival of Forestry requesting an annual grant of \$7,500.00. The organization neglected to apply for a grant earlier this year when annual grants were being considered.

City Council has taken the following action with this request in previous years:

1971 -	\$3,500.00	Approved
1970 -	\$3,500.00	Approved
1969 -	\$3,500.00	Approved
1968 -	\$2,000.00	Approved

The organization has stated that it has been financially supported by the Federal and Provincial Governments and private business in the past and will be seeking support from these sources again."

Your Board submits the foregoing for the CONSIDERATION of Council.

DELEGATION REQUEST - FESTIVAL OF FORESTRY.

FOR COUNCIL ACTION SEE PAGE(S) 415-416

BOARD OF ADMINISTRATIONPROPERTY MATTERSAUGUST 11, 1972RECOMMENDATIONS

1. Acquisition for Rupert Park Extension
1406 Rupert Street

The Supervisor of Property and Insurance reports as follows:-

"Lots 1 & 2, Block 86, Sec. 29, T.H.S.L. form part of the proposed Rupert Park Extension and is included in Table II of the 1971-75 Park Purchase Programme for Protective Purchasing, as confirmed by Council, May 9th, 1972.

This property comprises two 34.25 x 121.6' lots, zoned RS-1, Residential District, on which is situated a one-storey non-basement frame dwelling of 645 sq. ft., erected in 1940. This dwelling has 3 rooms, 4 plumbing fixtures, patent shingle roof, stucco exterior, concrete pier foundation and is heated by a hot air gas furnace. Said dwelling occupies part of both lots.

The present owners recently purchased the property for the sum of \$29,000.00 effective July 1st, 1972 with the intention of demolishing the existing structure and erecting two single family dwellings. This is considered practical as the aforementioned price reflects land value in this area.

In view of the City's ultimate requirements on this property, the new owners have by letter dated August 3rd, 1972 offered the property to the City at the same price they paid the previous owners, plus out-of-pocket expenses as follows:-

Sale Price.....	\$ 29,000.00
Interest on loans for two months	
\$22,000.00 @ 9 %)	
\$ 7,000.00 @ 10½%)	\$ 462.65
Legal Fees.....	\$ 125.00
Taxes for months of July and	
August, 1972.....	\$ 42.23
	<u>\$ 29,629.88</u>

The foregoing total amount is considered realistic and within the range of land value for the two lots. In addition, the City will receive a dwelling that can be rented until required for Park Purposes. The Parks Superintendent concurs in the acquisition of this property.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property on the above basis, chargeable to Code # /4189."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

Board of Administration, August 11, 1972 (PROPERTIES - 2)

2. Acquisition for Britannia Community
Services Centre - 1636 Napier Street

The Supervisor of Property & Insurance reports as follows:

"Lot 6, Block 38, D.L. 264A, known as 1636 Napier Street, is required by the City for the Britannia Community Services Centre, which project is to be developed as an Urban Renewal Scheme under Section 24 of the National Housing Act. The subject property is located in the first stage of development which is intended to be used for school purposes.

These premises comprise a 2-storey and basement frame dwelling with a main floor area of approximately 1,015 square feet, erected in 1912, on a site 33' x 122', zoned RM-3. This dwelling contains 10 rooms, divided into 2 rental units, 9 plumbing fixtures, has a patent shingle roof, asbestos siding exterior, full concrete basement and is heated by a gas-fired hot air furnace. These premises became vacant during the Civic strike and were extensively vandalized. To prevent theft, the owner had some of the equipment removed to storage.

Negotiations with the owner were first commenced in November 1971. He has now refused to accept an offer of \$30,000.00, which is considered to be fair and reasonable value for this property and which amount is also substantiated by 2 independent appraisals. Upon reviewing this matter with the City Solicitor, he has recommended that this property be expropriated, it being noted that said expropriation will not preclude negotiations towards a final settlement. He has further recommended that the City, should the owner be agreeable, take title to the property and demolish the improvements thereon, subject to an advance payment of \$25,000.00 to the owner, without prejudice to the final settlement.

RECOMMENDED that:

- (a) the offer of \$30,000.00 made to the owner through the Office of the Supervisor of Property and Insurance on behalf of the City of Vancouver be confirmed as representing due compensation for the property to be acquired;
- (b) since the City has failed to come to an agreement with the owner to acquire the said property for the sum of \$30,000.00, the said property be expropriated and that the resolution for that purpose, submitted under "Motions" be passed;
- (c) Mr. C.E. Morris be appointed as the City's nominee to the Board of Arbitration to be constituted to determine the compensation payable to the owner by reason of such expropriation;
- (d) that, if the owner agrees, the City pay an advance sum of \$25,000.00 without prejudice subject to the owner transferring title of the property to the City."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

3. Acquisition for Park Site #10
2316 Prince Edward Street

The Supervisor of Property and Insurance reports as follows:-

"Lots A Except N 63.25 ft., B & C, W½ of Block 104, D.L. 264A have been offered for sale to the City by the owner. These properties form part of Park Site #10 which is listed under Table I or Park Sites Purchases Program 1971 - 1975, confirmed by City Council on December 15th, 1970.

. . . Cont'd.

Board of Administration, August 11, 1972 (PROPERTIES - 3)

Clause No. 3 (Cont'd.)

These premises comprise a 2 storey, plus grade level basement, frame apartment block with a main floor area of 2,006 sq. ft., erected in 1915 on a lot 35.84' x 81.56'+, plus a vacant adjoining lot 33.04' x 81.56'+, both zoned RM-3. The apartment contains 29 rooms consisting of 11 suites and 1 sleeping room, all partly furnished, plus a laundry room and storage room. Also, the building contains 42 plumbing fixtures, has a tar and gravel roof, stucco exterior, a concrete foundation and is heated by an automatic oil-fired hot water system. This building has been continuously maintained and the owner has within the last few years installed new copper piping, new heavy duty hot water tank and new tar and gravel roof with the result that it is in exceptionally good condition.

Following negotiations with the representative of the owner, she has agreed to sell for the sum of \$98,700.00 as of August 15th, 1972, subject to the owner retaining rent-free possession of the suite she now occupies until October 31st, 1972. It is considered that this price is fair and equitable and represents market value in this area. The Parks Superintendent concurs in the purchase of this property.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the above property for the sum of \$98,700.00 as of August 15th, 1972 on the foregoing basis, chargeable to Code # 4189/-, Park Sites Purchase Account."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

4. Acquisition for Britiannia Community Services Centre - 1488 Napier Street

The Supervisor of Property & Insurance reports as follows:

Lot 1, Block 40, D.L. 264A, known as 1488 Napier Street, is required for the Britannia Community Services Centre, which is to be developed as an Urban Renewal Scheme under Section 24 of the National Housing Act.

These premises comprise a 2¹/₂-storey and basement, converted dwelling with a main floor area of approximately 1,584 sq.ft., erected in 1912 on a site 80' x 93', zoned R.M.3. This conversion contains 5 self-contained suites and 2 housekeeping units with 28 fixtures of plumbing, has a patent shingle roof, stucco exterior and is heated by a hot air gas furnace. This dwelling is in average condition for age and type. The owner occupies a two-room suite on the main floor with the remaining units being rented on a month-to-month basis.

Negotiations with the owners have produced an offer to sell for the sum of \$51,000.00, including furnishings and equipment, as of August 15, 1972, with rent free possession until August 31, 1972.

The foregoing represents a fair and reasonable price for the property and has been approved by Central Mortgage & Housing Corporation.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire this property for the sum of \$51,000.00 on the foregoing basis chargeable to Code #5830/427."

Your Board

Recommends the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

Board of Administration, August 11, 1972 (PROPERTIES - 4)

5. Subdivision - City Lands West Side of
Dumfries Street, between 15th & 18th Avenues

The Supervisor of Property & Insurance reports as follows:

"On April 18th, 1972, Council approved the re-subdivision of the City owned lot situated on the West side of Dumfries Street between 15th and 18th Avenues and known as Lot 4, District Lot 755, into two residential lots measuring 49' x 178' to conform to the size of abutting lands. During the survey, the City Engineer discovered that a substantial concrete wall, a concrete fence, brick steps, a concrete walk and a wooden picket fence encroached onto the City's lot from the privately-owned lot to the South for a distance of approximately 1.5 feet.

After negotiations with Mr. D. Goldsmith, Solicitor for the owner of the property to the South, the following proposal has been made:

'The City to convey the South 1.5 feet of Lot 4 (except the West 20' required for lane purposes) District Lot 755, to the owner of the North half of Lot 3, District Lot 755, subject to the following conditions:

- (a) the purchase price to be \$500.00 inclusive of all costs;
- (b) City to consolidate the South 1.5 feet of Lot 4 ex. the West 20' with the North half of Lot 3 to form one parcel;
- (c) the owner of the North half of Lot 3 to remove the picket fence from Lot 4;
- (d) the owner of the North half of Lot 3 to enter into an agreement to validate the encroachment of the concrete fence onto Dumfries Street.'

The resubdivision of the balance of Lot 4 into two equal parcels as originally approved would create two lots with a frontage of 48.26' as opposed to 49 feet.

RECOMMENDATION:

It is recommended that the City convey the South 1.5 feet of Lot 4 except the West 20 feet, District Lot 755 to the owner of the North half of Lot 3, District Lot 755, subject to conditions (a) to (d) inclusive, the balance of Lot 4 to be subdivided into 2 parcels and the plan of subdivision to be signed by the Mayor and City Clerk."

Your Board recommends the foregoing report of the Supervisor of Property and Insurance be approved.

6. Acquisition for Britiannia Community
Services Centre - 1616 Napier Street

The Supervisor of Property and Insurance reports as follows:-

"Lot 3, Block 38, D.L. 264A, known as 1616 Napier Street, is required by the City for the Britannia Community Services Centre, which project is to be developed as an Urban Renewal Scheme under Section 24 of the National Housing Act. The subject property is located in the first stage of development which is intended to be used for school purposes.

. . . Cont'd.

Board of Administration, August 11, 1972 (PROPERTIES - 5)

Clause No. 6 (Cont'd.)

These premises comprise a 2½ storey and basement frame dwelling with a main floor area of approximately 1,020 square feet, erected in 1908 on a site 33' x 122', zoned RM-3. This dwelling contains 9 rooms, divided into 3 rental units, 9 plumbing fixtures, has a patent shingle roof, patent shingle exterior, full concrete basement and is heated by a gas fired hot air furnace. The main floor of the dwelling is occupied by the owners. At present, the upper units are vacant. The condition of the dwelling is average for age and type.

Following negotiations, the owners have agreed to sell for the sum of \$20,000.00 as of August 15th, 1972, subject to the owners retaining rent-free possession to August 31st, 1972. This price represents a fair and reasonable value for this property and has been approved by Central Mortgage and Housing Corporation. It is proposed to demolish this dwelling when vacant.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of \$20,000.00 on the foregoing basis, chargeable to Code #5830/427."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

7. Acquisition for Britannia Community Services Centre - 1557 Parker Street

The Supervisor of Property and Insurance reports as follows:-

"Lot 16, Block 24, D.L. 264A, known as 1557 Parker Street, is required for the Britannia Community Services Centre, which is to be developed as an Urban Renewal Scheme under Section 24 of the National Housing Act.

These premises comprise a 1 3/4 storey and basement frame dwelling with a main floor area of approximately 917 square feet, erected in 1912 on a site 33' x 122', zoned RM-3. This dwelling contains 7 rooms and has been converted into 2 units with separate entrances, but at the present time is used as a single family home. It has 9 plumbing fixtures, patent shingle roof, new exterior siding, concrete basement and is heated by a gas fired hot air furnace. The main floor has been completely remodelled within the past 2 years and is in very good condition for age and type.

Following negotiations, the owner has agreed to sell for the sum of \$25,200.00 as of August 15th, 1972, subject to the owner retaining rent-free possession until September 30th, 1972, if required by the owner. This price represents a fair and reasonable value for the property and has been approved by Central Mortgage and Housing Corporation. It is proposed to demolish this dwelling when vacant.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of \$25,200.00 on the foregoing basis, chargeable to Code #5830/427."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

Board of Administration, August 11, 1972 (PROPERTIES - 6)

CONSIDERATION AND RECOMMENDATION

8. Sale of Dwelling for Removal
7115 Boundary Road
- and -
Sale of City-owned Lot - S/E Corner
Kirkland Street and 46th Avenue

The Supervisor of Property and Insurance reports as follows:-

"Reference is made to Item 3, Property Matters, February 4th, 1972, confirmed by Council on February 8th, 1972 approving the acquisition of the property known as 7115 Boundary Road.

A written request has now been received from Mr.G.Kallberg, the previous owner, as to purchasing the dwelling and a City-owned lot at the S/E corner of 46th Avenue and Kirkland Street on which to move said dwelling. The proposed site on which the dwelling is to be moved is in a special survey area and discussions with the City Surveyor have confirmed that a lot 45' x 107.5' can be created. The estimated market value of this lot based on sales of City-owned lands in the area is \$15,000.00 which the owner has agreed to pay. The estimated value of the dwelling based on recent sales of houses sold for removal by the City is \$3,000.00, which the owner has also agreed to pay. Mrs. Kallberg has discussed this matter with the City Building Inspector for the area and has agreed to conform to all necessary by-laws and requirements.

Mr. and Mrs. Kallberg have operated a nursery and greenhouse business at this location for the past 11 years. This is a non-conforming use and has been allowed to continue as a result of annual extensions granted by the Zoning Board of Appeal, now the Board of Variance. They are ceasing operations on August 15th, 1972. It is noted that had they made the foregoing proposal during negotiations for the acquisition of their former property, this office would have so recommended. The Director of Planning & Civic Development concurs in the foregoing.

The matter of direct sale of the dwelling known as 7115 Boundary Road and the proposed new site for said dwelling at the S.E. corner of 46th Avenue and Kirkland Street is referred to City Council for consideration.

If it is the decision of City Council to approve these sales, it is,

RECOMMENDED that the Supervisor of Property and Insurance be authorized:

- (a) To complete the sale of the dwelling known as 7115 Boundary Road to these parties for the sum of \$3,000.00 plus 5% S.S. & M.A. tax subject to removal from site within 30 days.
- (b) To complete the sale of a 45' x 107.5' parcel at the S.E. corner of Kirkland Street and 46th Avenue to be created from the re-subdivision of Lots 21 and 22, Blocks 3 & 4, NE $\frac{1}{4}$ D.L. 339, to GUNNAR VICTOR KALLBERG and ELSIE ELISE KALLBERG (Joint Tenants) for the sum of \$15,000.00 in cash, plus proportion of taxes from date of sale and registration fees."

Your Board submits the foregoing report of the Supervisor of Property and Insurance for Council's CONSIDERATION and RECOMMENDATION.

RECOMMENDATIONS

9. Joint Advertising of City-owned Lands and B.C. Automobile Association Property, Situated in Vicinity of Smithe-Haro Diversion and Burrard Street. Zoned CM-2 Commercial

The Supervisor of Property & Insurance reports as follows:

"City Council, on July 4th, 1972 instructed the Supervisor of Property and Insurance to meet with the officials of B.C. Automobile Association to discuss joint sale of properties situated on the West side of Burrard Street, North of the Smith-Haro Diversion as a single development, and report back to Council with recommendations.

The B.C. Automobile Association are prepared to adopt normal City procedures on the sale of the consolidated site. This includes commission payable to real estate agents, tendering procedure, sales terms etc. However, in order not to restrict either party, bids will be invited on the consolidated site or on the separate parcels. The B.C. Automobile Association site is rectangular in shape and consists of approximately 27,400 square feet and is improved with a 3 storey reinforced concrete building of approximately 20,000 square feet. The City-owned property is irregular in shape and consists of 30,535 square feet, which is improved with a blacktop surface and is presently leased for parking.

The B.C. Automobile Association site can be developed in accordance with the Zoning and Development By-law as an outright use. Development of the City land is restricted by the existence over the northerly portion of a water and sewer easement. The Director of Planning advises that the combined sites would be of sufficient magnitude to enable a developer to incorporate within the design sub-surface parking and above ground plazas and/or open space for the enjoyment of employees and visitors to downtown. He, therefore, recommends that in order to obtain maximum control of the design for the development of the joint sites, that a developer be required to proceed under Section 13 of the CM-2 district schedule. This, in effect, permits the Director of Planning to require 40% open space and/or plazas in the development of the total site. This condition of development already applies to the City land.

The B.C. Automobile Association have been advised of this requirement which is generally in accord with the amount of open space provided by developers in prestige developments downtown.

If Council accepts the recommendation of a joint sale, it is proposed to advertise the properties in the Financial Journal, Journal of Commerce and local newspapers, at an estimated total cost of \$2,000.00. It is also suggested that an independent appraisal of value be obtained on the joint site as well as the individual sites at a total cost of \$1,000.00, these costs to be shared equally.

The City lands were advertised in November 1971 and have been available since that time. No offers to purchase to date have been received. In view of the attractiveness of the design potential over a consolidated site and the fact that the value of the City land could conceivably be enhanced by such a consolidation, it is

RECOMMENDED

- (1) that the City of Vancouver enter into a joint advertising campaign on the following basis which has been agreed to by the B.C. Automobile Association;

/Continued

Clause No. 9 (Continued)

- (2) that the property be advertised on the basis of either parcel or the consolidated site being available and that the terms and conditions of sale of the City land and/or the consolidated site be $\frac{1}{4}$ cash and the balance in 6, 12 and 18 months, with interest at 9%, calculated semi-annually;
- (3) that development of the consolidated site be in accordance with Section 13 of the CM-2 zoning regulations and that prospective purchasers be advised that at least 40% of the consolidated site will be required to be developed as plaza and/or open space;
- (4) that the estimated cost of advertising in the amount of \$2,000.00 and the estimated cost of an appraisal of individual sites as well as the consolidated site in the amount of \$1,000.00 be shared equally by the City of Vancouver and the B.C. Automobile Association;
- (5) that the property be advertised initially for an approximate period of 2 months with offers by sealed tender, such tenders to be receivable at the office of the City Clerk and opened at a public meeting in the City Hall, with both B.C. Automobile Association and City officials in attendance."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

10. S.E. Marine & Kinross
 Sale of Surplus Road Allowance
Baptist Theological College

The Supervisor of Property and Insurance reports as follows:-

"On August 10th, 1966, City Council approved the sale of Lot 6 except the E 50' and Lots 8 and 9, all in Blocks 9, 10 and 16 to 19, D.L.'s 330 and 331, along with abutting portions of S.E. Marine Drive for the sum of \$58,000.00 to the Northwest Baptist Theological College. This sale was conditional upon portions of the City lands and portions of adjacent Lot 7 and the E 50' of Lot 6, owned and occupied by the College, being allocated for the future re-alignment of Marine Drive South of present S.E. Marine Drive, as per plan marginally numbered LC 345. As a further condition, the remaining lands were to be consolidated into one parcel, which became known as Lot 1, Blocks 9, 10 and 16 to 19, D.L.'s 330 and 331, Plan 12154 as shown on plan marginally numbered LC 473.

As the result of further studies by the City Engineer, the alignment for new S.E. Marine Drive has been moved Southerly thereby creating an area abutting Lot 1 (the present College site) which is surplus to City requirements. It is proposed to dispose of these surplus lands to the College, it being noted that had the present alignment been determined at the time of the previous sale, said lands would have been included in the transaction at their current value. As abutting owners, their consent is required to the closure of such portions thereof comprising road allowance.

(Continued)

Board of Administration, August 11, 1972 . . . (PROPERTIES - 3)

Clause No. 10(Continued)

These surplus lands, shown hatched on plan marginally numbered LC 473, comprise an area of 42,025 sq. ft. The bulk of this strip consists of a steep sloping bank of poor sandy soil. According to the City Engineer, this bank rises approximately 20 ft. above the new road alignment and is unsuitable for separate development. The Planning Department concurs that the most logical disposition of this strip is to consolidate same with the abutting property.

Following negotiations with the representatives of the Baptist College, they have agreed to pay the sum of \$5,000.00 for this strip of land, subject to consolidation with their own site. According to the proposed overall concept plan of development for the S.E. Sector, approved by Council May 31st, 1968, this enlarged site of approximately 6 acres is designated for institutional purposes only. The foregoing price of \$5,000.00 is considered to be fair and equitable.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to sell aforementioned strip of land for the sum of \$5,000.00 on the above basis."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

(Attachment)

11. City-owned Lots - North Side of
B.C. Hydro Right-of-way and West
of Manor Street

The Supervisor of Property and Insurance reports as follows:

"In 1921, the City acquired, through Tax Sale, Lots 17 and 18 of Block 112 and 129, D.L. 36 & 51, situated North of the B.C. Hydro Right-of way and West of Manor Street. The lots are 33' x 115.5', zoned RS-1, but have been withheld from the market as they are isolated with no access.

The owner of abutting Lots 19 and 20 died early this year, and the executor of her estate, by letter dated April 21st, 1972 has approached the City to determine whether or not the City would be interested in purchasing the 2 lots. If privately-owned Lots 19 and 20 were acquired by the City, a subdivision of these lots and the City's lots could be made to create 3 marketable parcels, approximately 38' x 132' fronting onto Manor Street.

In view of the fact that the City's lots cannot be placed on the market without some form of access, and that with the adjoining Lots 19 and 20, resubdivision could take place to create saleable residential lots, it is suggested that the Supervisor of Property and Insurance be authorized to negotiate the acquisition of Lots 19 and 20.

The Director of Planning agrees with this proposal to provide a solution to the problem of access to the City's lots.

(Continued)

Board of Administration, August 11, 1972 . . . (PROPERTIES -10)

Clause No. 11 (Continued)

RECOMMENDATION

It is recommended that the Supervisor of Property & Insurance be authorized to negotiate with the executor of the estate of the deceased owner of Lots 19 and 20, Blocks 112 and 129, District Lot 36 & 51, for the acquisition of the lots, for ultimate consolidation and resubdivision with City-owned Lots 17 and 18, such negotiations to be subject to a report back to City Council prior to acquisition."

Your Board RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

12. Sales: Residential
Champlain Heights

RECOMMENDATION:

Recommended that the following application to purchase received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council. These lots are marketed on the basis of fixed price in accordance with Council's instructions regarding the sale of single family residential lots in Champlain Heights.

re: Lot 173, D.L. 334, Plan 14240
S/S 63rd Ave. East of Kerr St.

<u>Name</u>	<u>Lot</u>	<u>Approx. Size</u>	<u>Sale Price</u>	<u>Terms</u>	<u>Conditions</u>
Robert Davies	173	52' x 120'	\$17,000.00	City Terms @ 9%	Nil

FOR COUNCIL ACTION SEE PAGE(S) 4/6

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

August 3, 1972

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, August 3, 1972, at 9:30 a.m. in #1 Committee Room, third floor, City Hall.

PRESENT: Alderman Bird (Chairman)
His Worship the Mayor
Aldermen Adams, Broome, Linnell, Phillips,
and Sweeney.

ABSENT: Alderman Calder (Civic Business)
Alderman Hardwick
Alderman Rankin (Leave of Absence)
Alderman Wilson

CLERK: M. James

Minutes

The Minutes of the meeting of April 20, 1972, were adopted.

The following recommendations of the Committee are submitted to Council.

RECOMMENDATIONS

1. Hastings-Sunrise Action Council:
Area Bounded by Charles, Cassiar,
Adanac and Boundary

Under date of June 20, 1972, the Board of Administration submitted to the Council meeting of June 27th, a report from the Director of Planning and Civic Development which contained recommendations for the area bounded by Charles, Adanac, Cassiar and Boundary. It also carried certain information which the Department had received from the Hastings-Sunrise Action Council. The Board of Administration recommended, and Council adopted at that June 27th meeting, that the matter be referred to this Committee for further study and hearing of a delegation from the Hastings-Sunrise Action Council.

Present at the meeting representing the Hastings-Sunrise Action Council were Mr. J. Cork the Chairman, and Mrs. Margaret A. Mitchell the Secretary.

Mr. Cork read to the meeting a brief dated May, 1972. Mrs. Mitchell in oral submission to the Committee, recommended that the proposed redevelopment of this area of land be undertaken under the proposed legislation of the Federal Government dealing with neighbourhood improvement districts.

Also present at the meeting was Mr. W.A. Street representing Inland Industries Limited, a property holder in the north-east corner of Charles Street and Boundary Road. Mr. Street noted that the Inland Industries Limited had requested a rezoning which he felt had precipitated the series of actions which resulted in the hearing today. Mr. Street noted that there was a scarcity of industrial-zoned land in this City and with the removal of the False Creek Basin from industrial zoning the amount available, would decrease further.

cont'd . . .

Standing Committee on Planning & Development
August 3, 1972 2

Clause 1 continued

Mr. Street noted that the Inland Industries Limited required a building of approximately 35,000 square feet as office space and warehousing.

Gordon and Gordon Realty had also been called to the meeting but did not appear.

During the consideration, the Committee had before it the report of the Board of Administration dated June 10, 1972, - 'Delegation Request - Hastings-Sunrise Action Council', the brief of the Hastings-Sunrise Action Council dated May, 1972, and submitted this date, and the comments submitted on behalf of Inland Industries Limited by Mr. W.A. Street.

After discussion with the delegations on the proposals and more particularly a discussion with Mr. Street re the needs of Inland Industries Limited, your Committee

RECOMMENDS

- (a) That no large scale redevelopment occur in the area and the area be redeveloped as a residential community.
- (b) That the Director of Planning and Civic Development be instructed to prepare a detailed development plan for Phase I of the Charles, Adanac, Boundary Road area in consultation with the Hastings-Sunrise Action Council, and generally in accordance with the following principles proposed by the Planning Department:
 - (i) The four principles of the residential plan set out on page four of the report of the Director of Planning dated June 7, 1972.
 - (ii) To investigate the four principles re housing set out on pages six and seven of the report of the Director of Planning dated June 7, 1972.
 - (iii) To investigate the three principles re vehicular and pedestrian circulation as set out on page eight of the report of the Director of Planning dated June 7, 1972, and the City Engineer report further on the proposed pedestrian overpass at Cassiar/William when the detailed plans requested by (i) and (ii) above are presented to Council.
- (c) Council representation on the Planning Advisory Committee be by the Director of Planning and Civic Development or his nominee.
- (d) That the Director of Planning and Civic Development initiate discussions with the Federal Government for assistance for the planning and rehabilitation of this area under existing or proposed legislation.
- (e) That the Provincial Department of Highways be asked to advise of their final design of the proposed connection between Highway 401 and the Second Narrows Bridge crossing within three months as it is the intention of Council to advertise for sale and sell Lot 1, Block 113, Sections 28 and 29, T.H.S.L., being the land lying south of Charles Street and to the east of Highway 401.

2. Senior Citizens Housing Project:
Joyce and Kingsway

Under date of April 18, 1972, Mr. L. Jarvis, Chairman of the Sub-Committee of the Board of Collingwood United Church, wrote to the Director of Planning re a proposed senior citizens housing project near Joyce Road and Kingsway. The proposal was for the development of a senior citizens highrise tower by a foundation to be initiated by Collingwood United Church on two lots presently owned by the Church and four lots presently owned by Kelly-Douglas Limited. Subsequently, on July 18, 1972, Council was requested to consider the matter of hearing a delegation from Collingwood United Church on the proposed senior citizens housing development and at that meeting Council referred the matter and the hearing of the delegation direct to this Committee.

At this meeting your Committee received from Collingwood United Church a delegation headed by Mr. L. Jarvis, Chairman of the Sub-Committee of Collingwood United Church who explained the proposal for the development of their senior citizens housing to the Committee.

The delegation and the members of the Committee discussed the matter and at length the Committee

RECOMMENDS that the Director of Planning and Civic Development be requested to investigate, with the officials of the Greater Vancouver Regional District, the possibility of a senior citizens housing development and also the possibility of this specific site for senior citizens housing: all on the understanding that the Collingwood United Church will donate their two lots adjacent for consolidation into the total site area.

At this point in the meeting the number of members present fell below six (6) leaving the Committee without a quorum. The following recommendation of the five remaining Committee members is submitted for Council consideration.

3. Proposed Womens Residence:
1280 Nicola Street

Under date of April 7, 1972, the Board of Administration submitted a report of the Director of Planning and Civic Development on a suggested womens residence at 1280 Nicola Street. The residence was proposed by Mr. Norman S. Jones, Architect on behalf of the Society for the Christian Care of the Elderly.

At the April 10th meeting of Council, Council instructed that the delegation and the discussion relating to the report be referred to this Committee.

Present at the Committee meeting this date was Mr. Norman S. Jones of the Architectural Firm of Jones, Haave, Delgatty, who spoke to the proposal for the Society for the Christian Care of the Elderly. Also present were the Medical Health Officer, the Director of Planning and the Director of Social Planning/Community Development who commented on various aspects of the proposal.

The Committee discussed matter at some length with the delegation and on being advised that similar projects are presently in occupation in other cities in Canada, the members of the Committee present

RECOMMEND that the Board of Administration be granted authority to send staff members to investigate the other projects of similar nature in Canadian cities for report back to this Committee.

The meeting adjourned at approximately 11:45 a.m.